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January 30, 2024

VIA ONLINE SUBMITTAL

City of North Las Vegas
Planning and Zoning Division
Attn: Duane McNelly
2250 Las Vegas Blvd, North
North Las Vegas, NV 89030

***Re: Major Modification Request and Zone Changes for the Villages at Tule Springs
Parcel 1.21 (APN: 124-15-315-002) and Parcel 1.22 (APN: 124-15-315-003)***

Dear Duane:

Our office represents D.R. Horton, the Village Developer for Village 1 at the Villages of Tule Springs, and DHI Communities (“DHI” or the “Applicant”) with respect to the above applications. The Applicant is requesting 1) a Major Modification for Parcel 1.21 (APN 124-15-315-002) to change the Land Use Designation from Medium-High Density Residential to High Density Multi-Family AND to allow tandem parking, valet trash, and a change in the number of units that may enter from a single hall pursuant to Title 17.24.10 on Parcels 1.21 and 1.22, and 2) two Zone Changes on Parcels 1.21 and 1.22 from RZ13 MPC, Residential Zoning to R-3/PCD High Density Multi-Family Residential.

1) Major Modification

The Applicant is planning two different multi-family developments on Parcels 1.21 and 1.22 via subsequent Site Development Plan Reviews. However, the plan is currently to present approximately 350 units or less on Parcel 1.21 and approximately 310 units or less on Parcel 1.22. The density is available to be transferred from Parcel 1.19 to 1.21. The Major Modification request would change the Land Use Plan for Parcel 1.21 and allow for the transfer of density from Parcel 1.19 to 1.21. See below the current and proposed maximum densities per parcel.

Current Maximum Density Per Parcel:

1.19 – 500 units

1.21 – 200 units

1.22 – 310 units

Proposed Maximum Density Per Parcel:

1.19 – 350 units

1.21 – 350 units

1.22 – 310 units

Both multi-family communities would also like to utilize tandem parking and valet trash services similar to what was previously approved in Village 1 for multi-family on Parcel 1.19. Lastly, in order to provide different product types on Parcels 1.21 and 1.22 that will live differently, the Applicant is requesting to increase the number of units that may enter from a single hall pursuant to Title 17.24.10 from 4 to 8 units on Parcel 1.22. This opens up the design possibilities on Parcel 1.22 to differentiate it from Parcel 1.21.

2) Zone Changes on Parcels 1.21 and 1.22 from RZ13 MPC, Residential Zoning to R-3/PCD High Density Multi-Family Residential

The Applicant is requesting a zone changes on Parcels 1.21 and 1.22 from the current old zoning designation of RZ13 MPC, Residential Zoning to R-3/PCD High Density Multi-Family Residential Zoning to allow for the development of two separate multi-family projects. The details and exact requested density for each project will be included in subsequent Site Development Plan Review applications. The zoning is consistent and compatible with the overall densities contemplated in the Villages of Tule Springs and the proposed locations for such densities within the Villages of Tule Springs.

The requested Major Modification and the zone changes are consistent with the overall plan for the Villages at Tule Springs to provide quality and much-needed multi-family development options near the 215 Beltway and away from the single family residential homes.

Thank you for your consideration of this application. Please give me a call at (702) 792-7045 or email me at sallen@kcnvlaw.com if you have any questions.

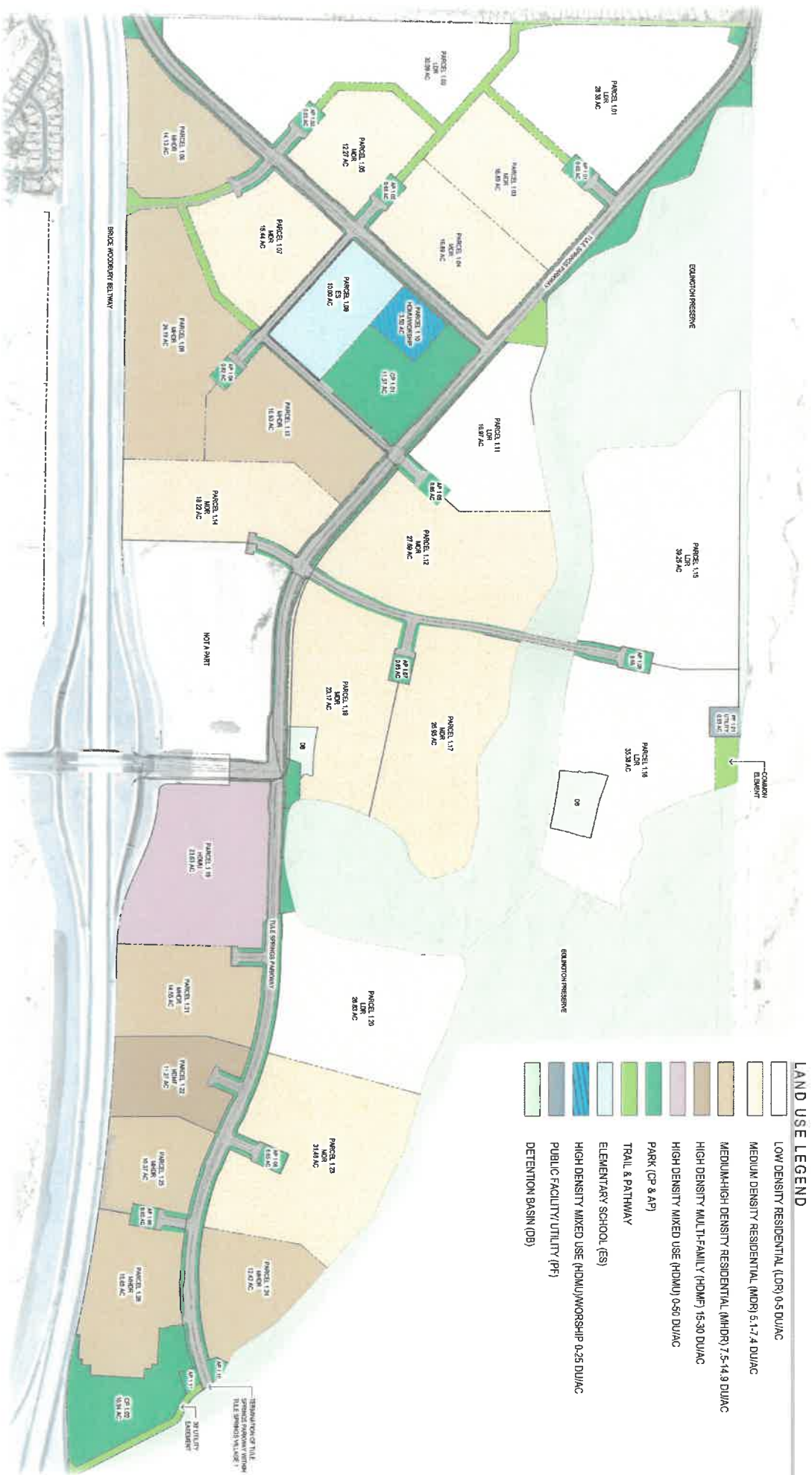
Very truly yours,

KAEMPFER CROWELL



Stephanie Hardie Allen

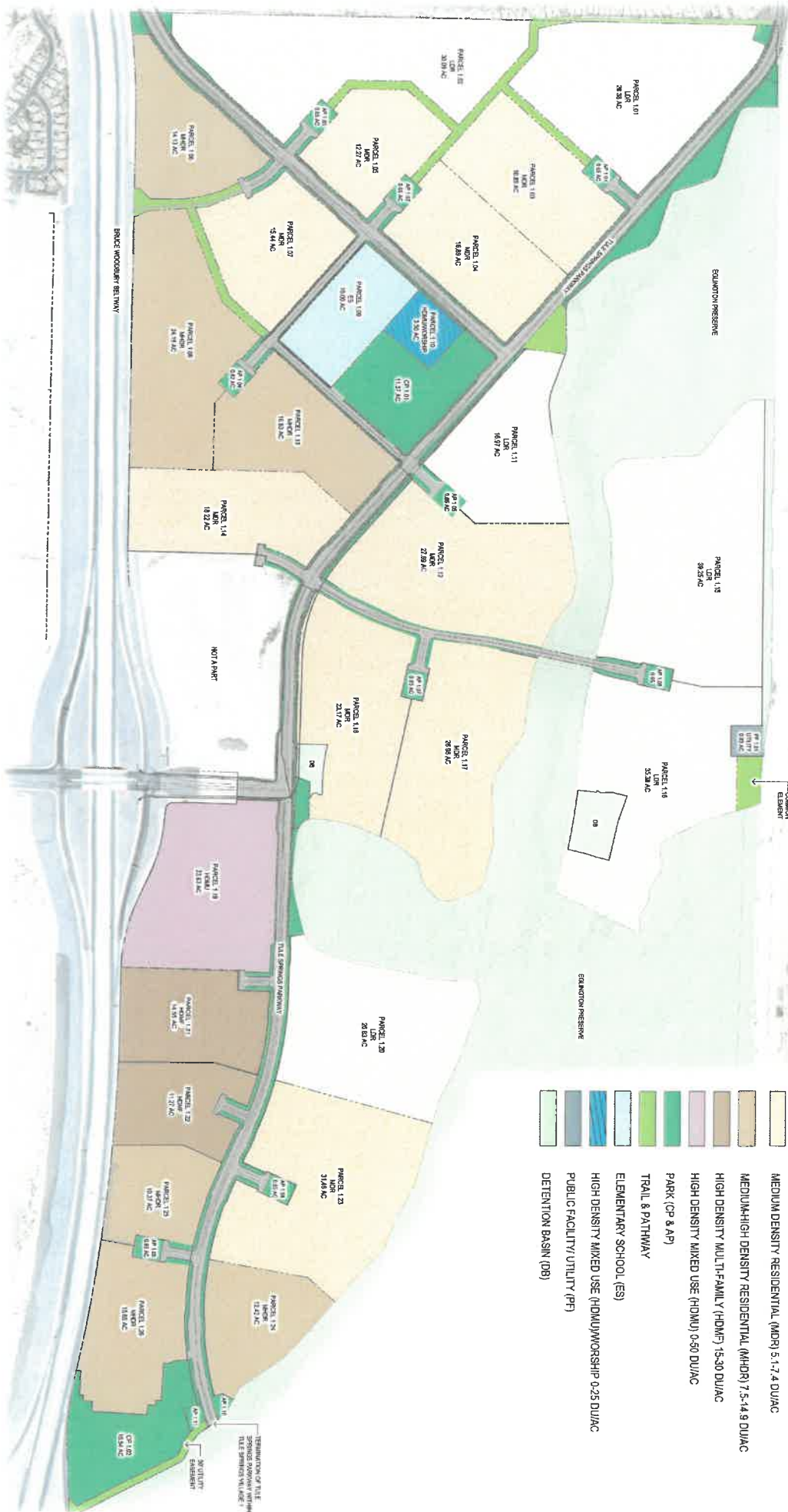
SHA/adb



TULE SPRINGS

Village 1 - Conceptual Land Use Plan

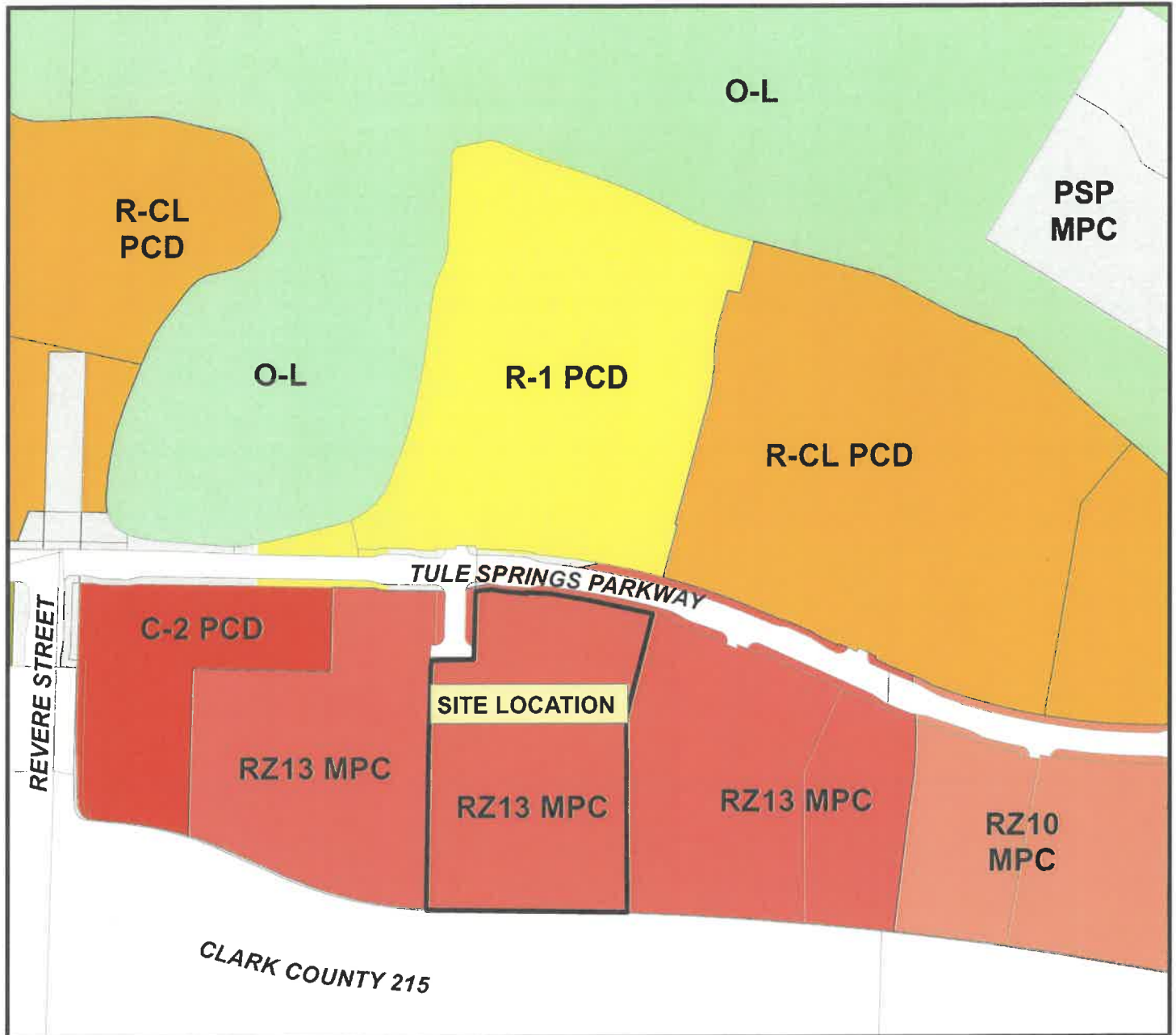
1" = 300'
March/April 17, 2010 Date: 3-10-2013





THE CITY OF NORTH LAS VEGAS

Location & Zoning Map



Applicant: D.R. Horton
Application Type: Development Agreement
Request: To amend Village 1, specifically Parcel 1.21, to update the Land Use for Multi-Family; to allow tandem parking; to allow valet trash service; and modify the number of units permitted from a single hall-way permitted for a single hall-way
Project Info: North of Clark County 215 and approximately 1,200 feet east of Revere Street
Case Number: DA-02-2024

03/07/2024

