

January 8, 2024

City of North Las Vegas
Planning and Zoning Division
2250 Las Vegas Boulevard North, Suite 114
North Las Vegas, NV 89030

Re: Villages at Tule Springs Village 2 – Letter of Intent for a Parent Tentative Map

APN's: 124-14-111-001; 124-14-111-002; 124-14-211-001; 124-14-411-002; 124-14-511-001;
124-14-511-002; 124-14-601-001; 124-14-611-001; 124-14-711-001; 124-14-711-002;
124-14-711-003; 124-15-511-001; 124-15-511-002; 124-15-511-003; 124-15-511-004;
124-15-511-005; 124-15-511-006; 124-15-611-001; 124-15-611-003; 124-15-611-004;
124-15-611-002; 124-15-611-005; 124-15-611-006; 124-15-611-007; 124-15-611-008;
124-15-611-009; 124-15-611-010; 124-15-711-001; 124-15-711-002; 124-15-711-003

To Whom It May Concern,

On behalf of our client, Pacific Oak SOR Tule Springs Owner TRS, LLC, Westwood Professional Services respectfully submits this Tentative Map Application for the Villages at Tule Springs Village 2. The parcels are located between of North 5th Street on the west, Losee Road on the east, the Grand Teton Drive alignment on the north and the CC-215 Beltway on the south. The parcels consisting of a portion of the Reversionary Area 3 shown in Book 152 of Plats, Page 49. The subject site consists of approximately 553.7+/- acres.

The applicant proposes to develop a 3,750-unit single and multi-family residential community including uses for school, commercial, parks, trails, and drainage facilities on the subject site. The proposed subdivisions will consist of varying lot densities, including Low Density Residential, Medium Density Residential, Medium-High Density Residential, and High-Density Multi-Family.

Accompanying applications include a right-of-way vacation (VAC) for previously dedicated portions of the site as well as relinquishment of pedestrian access and public utility easements and a Major Modification to the "*Second Amended and Restated Development Agreement*" for The Villages at Tule Springs Master Planned Community.

The existing Grand Teton Drive and Losee Road undeveloped rights-of-way will remain at 90ft and 90-110ft, respectively. Half-street improvements are proposed along the north and east boundary of the subject site, except for the portion of Grand Teton Drive west of North 5th Street.

There is not currently regular traffic around the subject site due to the undeveloped condition of Grand Teton Drive and Losee Road. However, this development proposes to connect with the existing access to CC-215 on/off ramps at both North 5th Street and Losee Road.

January 8, 2024
Page 2

The entitlements are expected to be complete near the end of March 2024 and the technical studies/design plans/ final map will be finished in the 4th quarter of 2024. Grading will commence in the 3rd quarter of 2024 and offsite construction should be complete towards the end of 2025.

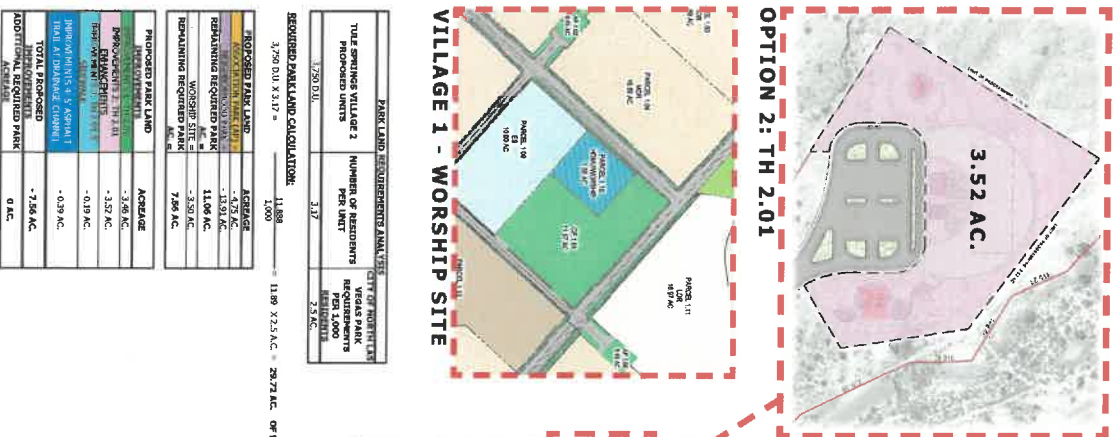
Pacific Oak looks forward to the development of this site within the City of North Las Vegas. This project will provide a good fit with the land use, character, and development within the Planned Community Development District of The Villages at Tule Springs.

Please contact me if you have any questions.

Sincerely,

WESTWOOD PROFESSIONAL SERVICES

Joshua Johnson P.E. LEED AP ENV SP
Senior Project Manager



The Villages at Tule Springs Density Transfer

January 30, 2024

Village 1											
Current Plan								Previous Approved Plan			
Parcel	Developable Acreage	Use	Maximum Density per Acre	Transferred Units	Major Mod Additional Units	Maximum Density per Parcel	Variance (Units)	Developable Acreage	Use	Maximum Density per Acre	Maximum Density per Parcel
1.01	28.38	Res	4.2			119	0	28.38	Res	4.19	119
1.02	30.09	Res	4.1			124	0	30.09	Res	4.12	124
1.03	16.89	Res	7.1			120	0	16.89	Res	7.10	120
1.04	16.89	Res	8.3			140	0	16.89	Res	8.29	140
1.05	12.27	Res	5.5			68	0	12.27	Res	5.54	68
1.06	14.13	Res	14.2			201	0	14.13	Res	14.23	201
1.07	15.44	Res	6.2			95	0	15.44	Res	6.15	95
1.08	24.19	Res	14.5			351	0	24.19	Res	14.51	351
1.09	10.00	Elementary School	0.0			0	0				
1.10	3.50	Worship	0.0			0	0				
1.11	16.97	Res	3.9			67	0	17.65	Res	3.80	67
1.12	27.69	Res	5.1			142	0	28.10	Res	5.05	142
1.13	16.63	Res	7.9			132	0	16.63	Res	7.94	132
1.14	18.22	Res	7.0			127	0	18.22	Res	6.97	127
1.15	39.25	Res	4.5			178	0	40.06	Res	4.44	178
1.16	35.38	Res	2.3			83	0	34.51	Res	2.41	83
1.17	26.95	Res	7.1			192	0	27.60	Res	6.96	192
1.18	23.17	Res	7.0			162	0	23.69	Res	6.84	162
1.19	23.63	MU	21.2			500	0	23.11	MU	21.64	500
1.20	26.83	Res	4.4			118	0	26.83	Res	4.40	118
1.21	14.55	Res	13.7			200	0	14.55	Res	13.75	200
1.22	11.27	MF	27.5			310	0	11.27	MF	27.51	310
1.23	31.48	Res	5.9			185	0	31.48	Res	5.88	185
1.24	12.42	Res	8.0			99	0	12.42	Res	7.97	99
1.25	10.37	Res	14.5			150	0	10.37	Res	14.46	150
1.26	15.65	Res	14.4			226	0	15.65	Res	14.44	226
V1 Subtotal	522.24			0	0	4,089	0	510.42			4,089

Village 2											
Current Plan								Previous Approved Plan			
Parcel	Developable Acreage	Use	Maximum Density per Acre	Transferred Units	Major Mod Additional Units	Maximum Density per Parcel	Variance (Units)	Developable Acreage	Use	Maximum Density per Acre	Maximum Density per Parcel
2.01	5.00	COM	0.00	-167		0	-167	33.30	Res	5.02	167
2.02	19.38	MF	21.78	376		422	376	9.11	Res	5.05	46
2.03	14.42	Res	10.19	147		147	147	14.14	Res	0.00	0
2.04	16.69	Res	10.19	-75		170	-75	41.06	Res (AA)	5.97	245
2.05	40.72	Res	10.19	290		415	290	20.93	Res (AA)	5.97	125
2.06	26.43	Res	4.99		4	132	4	21.39	Res (AA)	5.98	128
2.07	23.13	Res	5.02	-49		116	-49	27.70	Res (AA)	5.96	165
2.08	15.21	MF	20.12	153	39	306	192	19.13	Res (AA)	5.96	114
2.09	11.23	Res	8.10		19	91	19	12.16	Res (AA)	5.92	72
2.10	10.10	Res	8.12	-65		82	-65	24.69	Res (AA)	5.95	147
2.11	9.58	Res	8.14	-52		78	-52	22.25	Res (AA)	5.84	130
2.12	14.17	Res	8.12		5	115	5	18.93	Res (AA)	5.81	110
2.13	17.24	Res	8.06	-28		139	-28	28.70	Res (AA)	5.82	167
2.14	17.95	Res	8.13	44		146	44	17.52	Res (AA)	5.82	102
2.15	15.85	Res	11.99		34	190	34	27.06	Res (AA)	5.76	156
2.16	19.47	Res	12.02		95	234	95	23.99	Res (AA)	5.79	139
2.17	15.26	Res	11.99		87	183	87	16.65	Res (AA)	5.77	96
2.18	15.05	Res	11.96		76	180	76	18.05	Res (AA)	5.76	104
2.19	27.26	Res	5.03	-312		137	-312	20.40	MU	22.01	449
2.20	18.94	Res	10.19		193	193	193	23.26	COM	0.00	0
2.21	14.06	Res	10.24		144	144	144	65.39	CASINO	0.00	0
2.22	12.69	Res	10.24		130	130	130	NA	NA	NA	NA
V2 Subtotal	379.83			262	826	3,750	1,088	505.81			2,662

Village 3											
Current Plan								Previous Approved Plan			
Parcel	Developable Acreage	Use	Maximum Density per Acre	Transferred Units	Major Mod Additional Units	Maximum Density per Parcel	Variance (Units)	Developable Acreage	Use	Maximum Density per Acre	Maximum Density per Parcel
3.01	10.33	Res	13.1	62		135	62	10.33	Res	7.07	73
3.02	10.30	Res	14.9	80		153	80	10.30	Res	7.09	73
3.03	23.35	Res	1.3	-142		31	-142	23.35	Res	7.41	173
3.04	56.97	Res	6.7	0		380	0	56.97	Res	6.67	380
3.05	17.64	Res	6.2	-13		110	-13	17.64	Res	6.97	123
3.06	21.82	Res	4.6	-52		101	-52	21.82	Res	7.01	153
3.07	18.18	Res	6.4	-11		117	-11	18.18	Res	7.04	128
3.08	17.02	MU	0.0	-186		0	-186	17.02	MU	10.93	186
3.09	7.77	MU	0.0	0		0	0	7.77	MU	0.00	0
V3 Subtotal	183.38			-262	0	1,027	-262	183.38			1,289

Village 4											
Current Plan								Previous Approved Plan			
Parcel	Developable Acreage	Use	Maximum Density per Acre	Transferred Units	Major Mod Additional Units	Maximum Density per Parcel	Variance (Units)	Developable Acreage	Use	Maximum Density per Acre	Maximum Density per Parcel
4.01	17.61	Res	9.3			164	0	17.61	Res	9.31	164
4.02	24.90	Res	8.0			199	0	24.90	Res	7.99	199
4.03	24.86	Res	7.4			184	0	24.86	Res	7.40	184
4.04	10.00	ES	0.0			0	0				
4.05	16.06	Res	6.0			96	0	16.06	Res	5.98	96
V4 Subtotal	93.43			0	0	643	0	83.43			643
Total	1,178.88			0	826	9,509	826	1,283.04			8,683



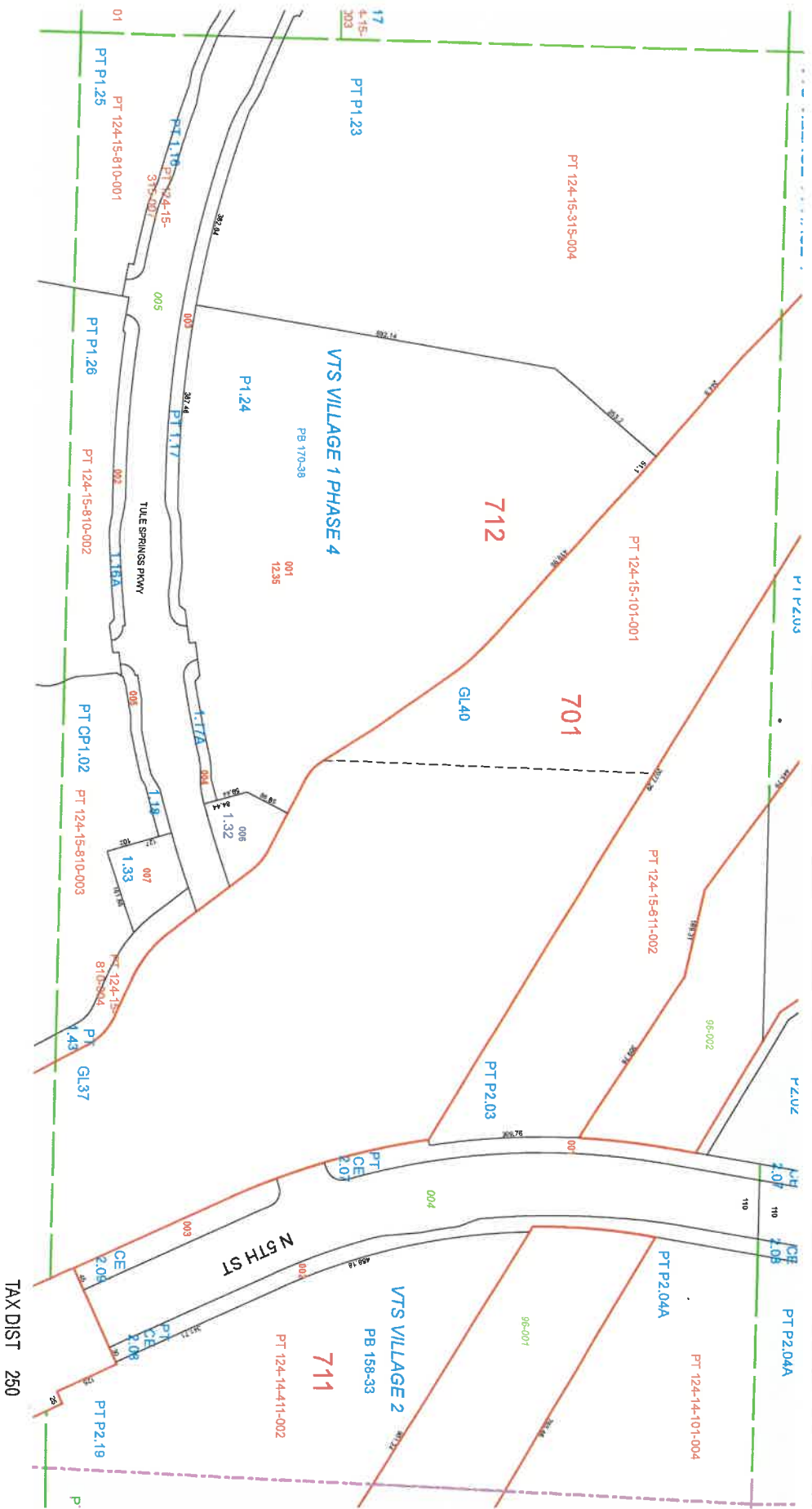
Briana Johnson - Assessor

PARCEL BOUNDARY	CONDOMINIUM UNIT	007	PARCEL NUMBER
SUB-BOUNDARY	AIR SPACE PCL	001	PARCEL NUMBER
PAVED ROAD	100	ACREAGE	202
RIGHT OF WAY PCL			PARCEL SUBSECT NUMBER
MATCH LEADER LINE	SUB-SURFACE PCL		BT 4-4 PLAT RECORDING NUMBER
HISTORIC LOT LINE			BLOCK NUMBER
HISTORIC PLMD BOUNDARY			LOT NUMBER
SECTION LINE			GL 5 GOV LOT NUMBER

BOOK	
T19S R61E	
100	101
125	124
138	139
102	123
140	

SEC	15
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MAP		N2SE4	
8	4	8	4
6	1	5	1
6	2	6	2
7	3	7	3
8	4	8	4
5	1	5	1



TAX DIST 250

This map is for assessment use only and does NOT represent a survey.

No liability is assumed for the accuracy of the data delineated herein. Information on roads and other non-assessed parcels may be obtained from the Road Document Listing in the Assessor's Office.

This map is compiled from official records, including surveys and deeds, but only contains the information required for assessment. See the recorded documents for more detailed legal information.

USE THIS SCALE WHEN MAP REDUCED FROM 1:12.5 ORIGINAL

0 100 200 300 400 500 600

MAP LEGEND

PARCEL BOUNDARY
 SUB BOUNDARY
 PMLD BOUNDARY
 ROAD EASEMENT
 MATCH / LEADER LINE
 HISTORIC LOT LINE
 HISTORIC SUB BOUNDARY
 HISTORIC PMLD BOUNDARY
 SECTION LINE

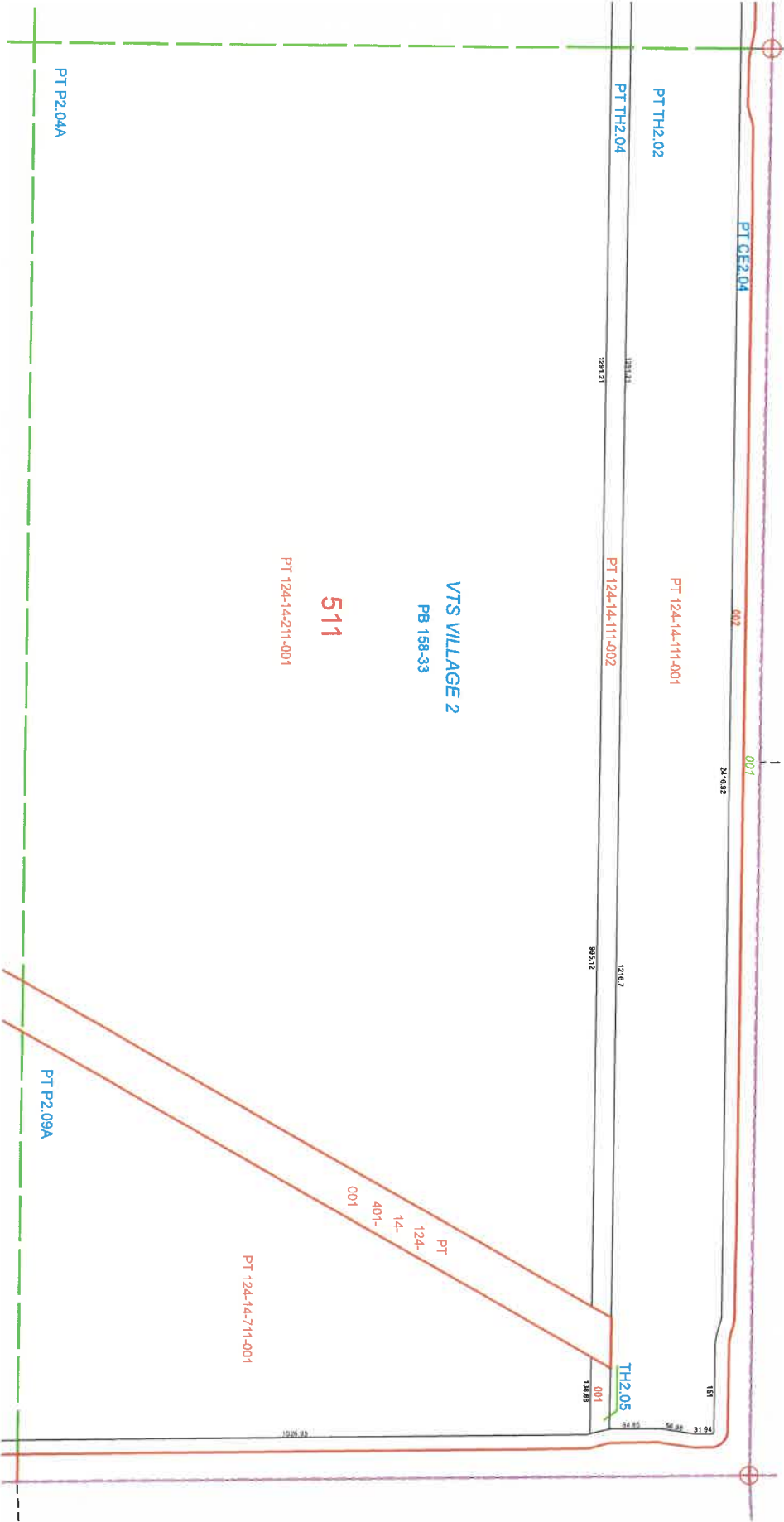
CONDOMINIUM UNIT
 AIR SPACE POL
 RIGHT OF WAY POL
 SUB-SURFACE POL

ROAD PARCEL NUMBER 001
 PARCEL NUMBER 100
 ACREAGE 1.00
 PARCEL SUBSEQ NUMBER 202
 PLAT RECORDING NUMBER PB 24-45
 BLOCK NUMBER 5
 LOT NUMBER 5
 GOV. LOT NUMBER 5

BOOK T19S R61E
 SEC 14
 MAP N 2 NE 4
 124-14-5

Scale: 1" = 200'
 Rev: 3/21/2019

CLARK COUNTY, NV



NOTES

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MAP LEGEND

- PARCEL BOUNDARY
- SUB BOUNDARY
- PMD BOUNDARY
- ROAD EASEMENT
- MATCH / LEADER LINE
- HISTORIC LOT LINE
- HISTORIC SUB BOUNDARY
- SECTION LINE
- CONDOMINIUM UNIT
- AIR SPACE PCL
- RIGHT OF WAY PCL
- SUB-SURFACE PCL
- 007 ROAD PARCEL NUMBER
- 001 PARCEL NUMBER
- 1.00 ACREAGE
- 202 PARCEL SUBSECT NUMBER
- PB 24-45 PLAT RECORDING NUMBER
- 5 BLOCK NUMBER
- 3 LOT NUMBER
- 63.5 GOV LOT NUMBER

ASSESSOR'S PARCELS - CLARK COUNTY, NV.
Briana Johnson - Assessor

BOOK
T19S R61E

SHEET
14

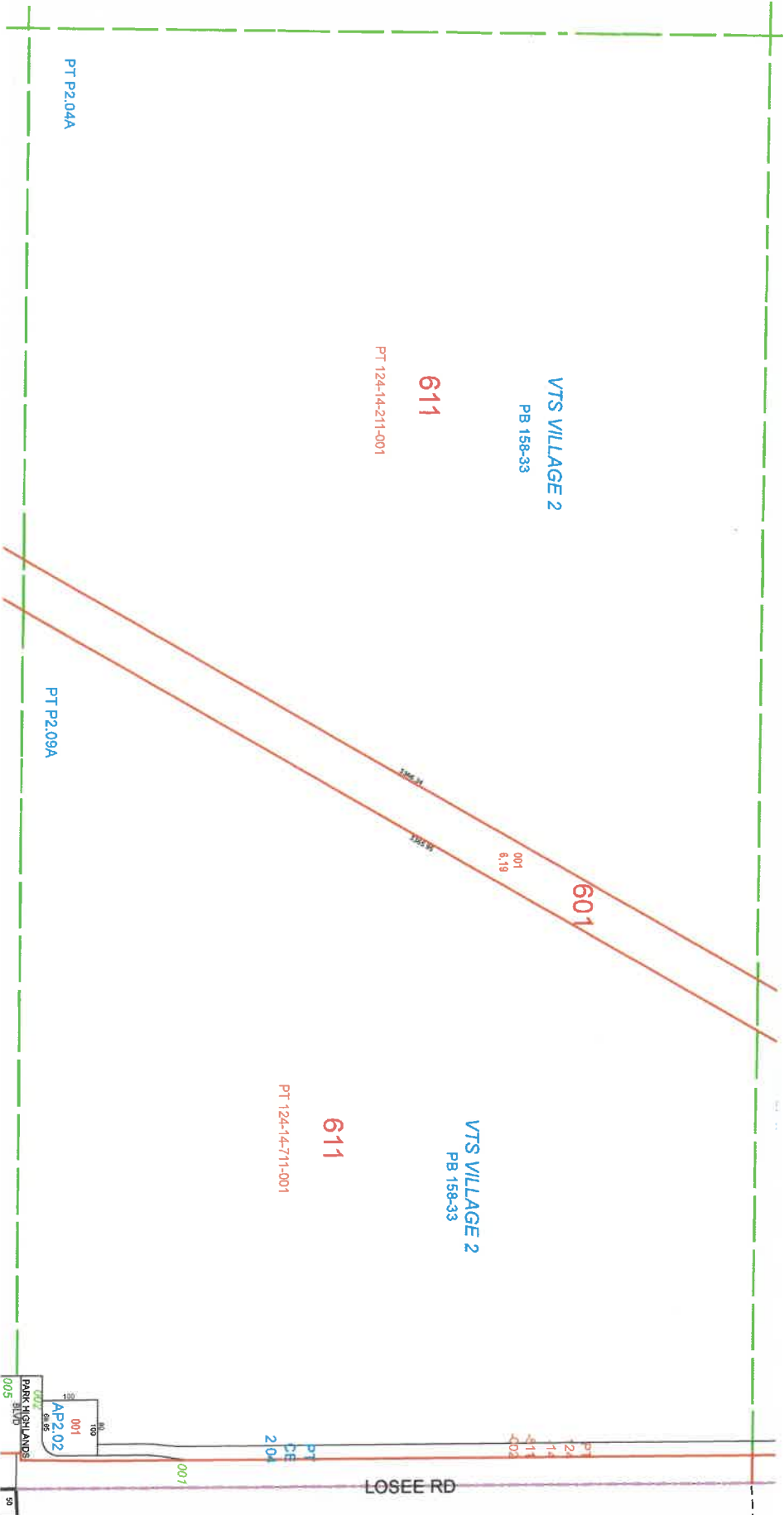
MAP
S 2 NE 4

124-14-6

100	101	102	103
125	124	123	122
138	139	140	141

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36
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1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36
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TAX DIST 250

Age Group	No	Small	Medium	Big	Very big
0	~65%	~15%	~10%	~5%	~5%
100	~60%	~20%	~10%	~5%	~5%
200	~55%	~25%	~10%	~5%	~5%
400	~50%	~30%	~10%	~5%	~5%
600	~45%	~35%	~10%	~5%	~5%



Briana Johnson - Assessor

PINEL BOUNDARY	CAD/COMMUNION UNIT	007	ROAD/PARCEL NUMBER
SUB BOUNDARY	AIR SPACE PCL	001	PARCEL NUMBER
PIMD BOUNDARY	RIGHT OF WAY PCL	1.00	ACREAGE
ROAD EASEMENT	SUB-SURFACE PCL		
MATCH / LEADER LINE			
HISTORIC LOT LINE			
HISTORIC SUB BOUNDARY			
HISTORIC PIMD BOUNDARY			
SECTION LINE			

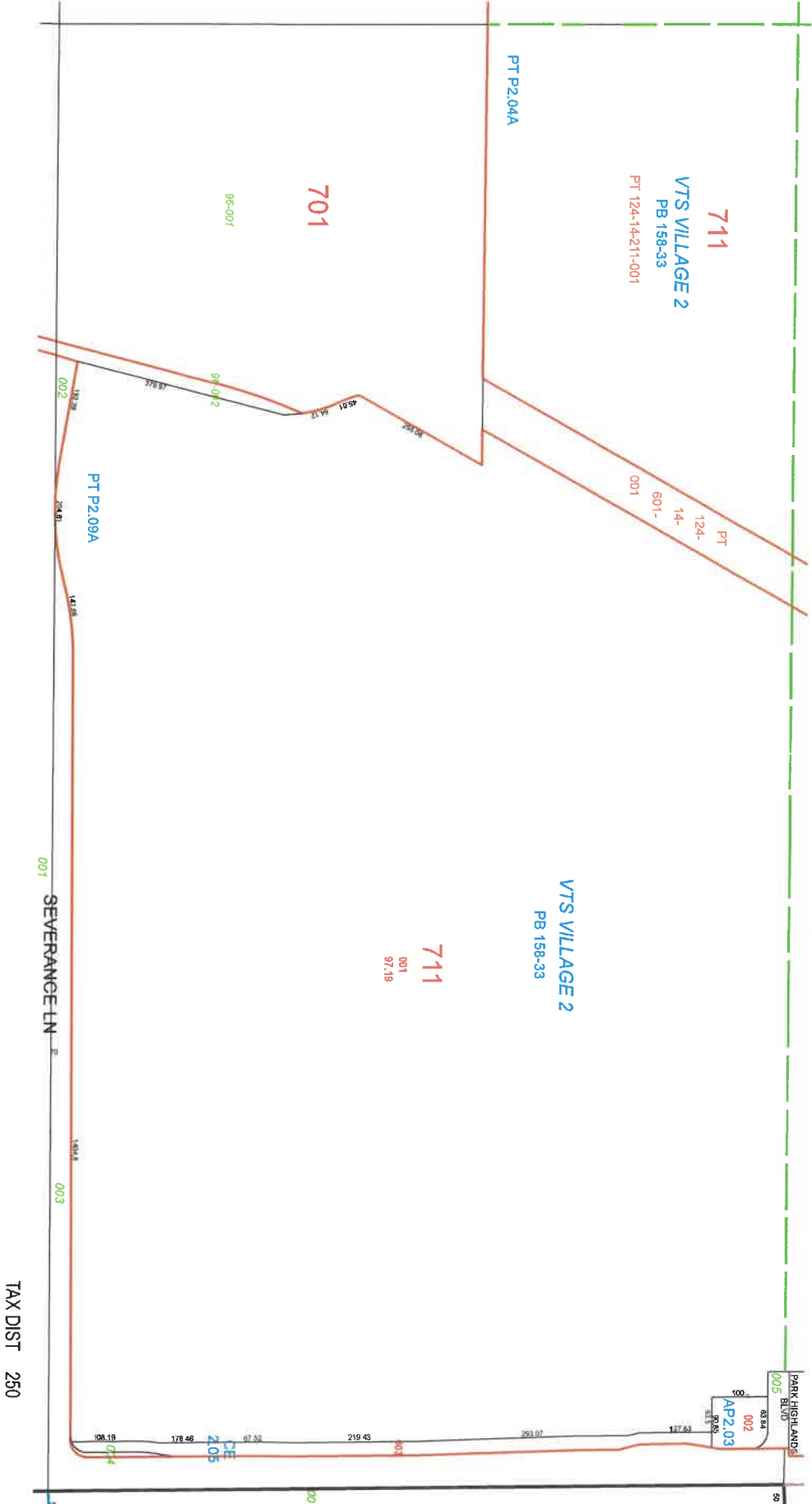
292-45 PLAT RECORDING NUMBER
 BLOCK NUMBER
 LOT NUMBER
 GLEB GOV. LOT NUMBERS

14

6	0	4	3	2	1
7	9	9	10	11	12
18	17	16	15	14	13
19	20	21	22	23	24
30	29	28	27	26	25
31	32	33	34	35	36

Rev: 8/27/2019

MAP									
N2SE4									
8	4		8		4				
5	1		5		1				
6	2		6		2				
7	3		7		3				
8	4		8		4				
5	1		5		1				



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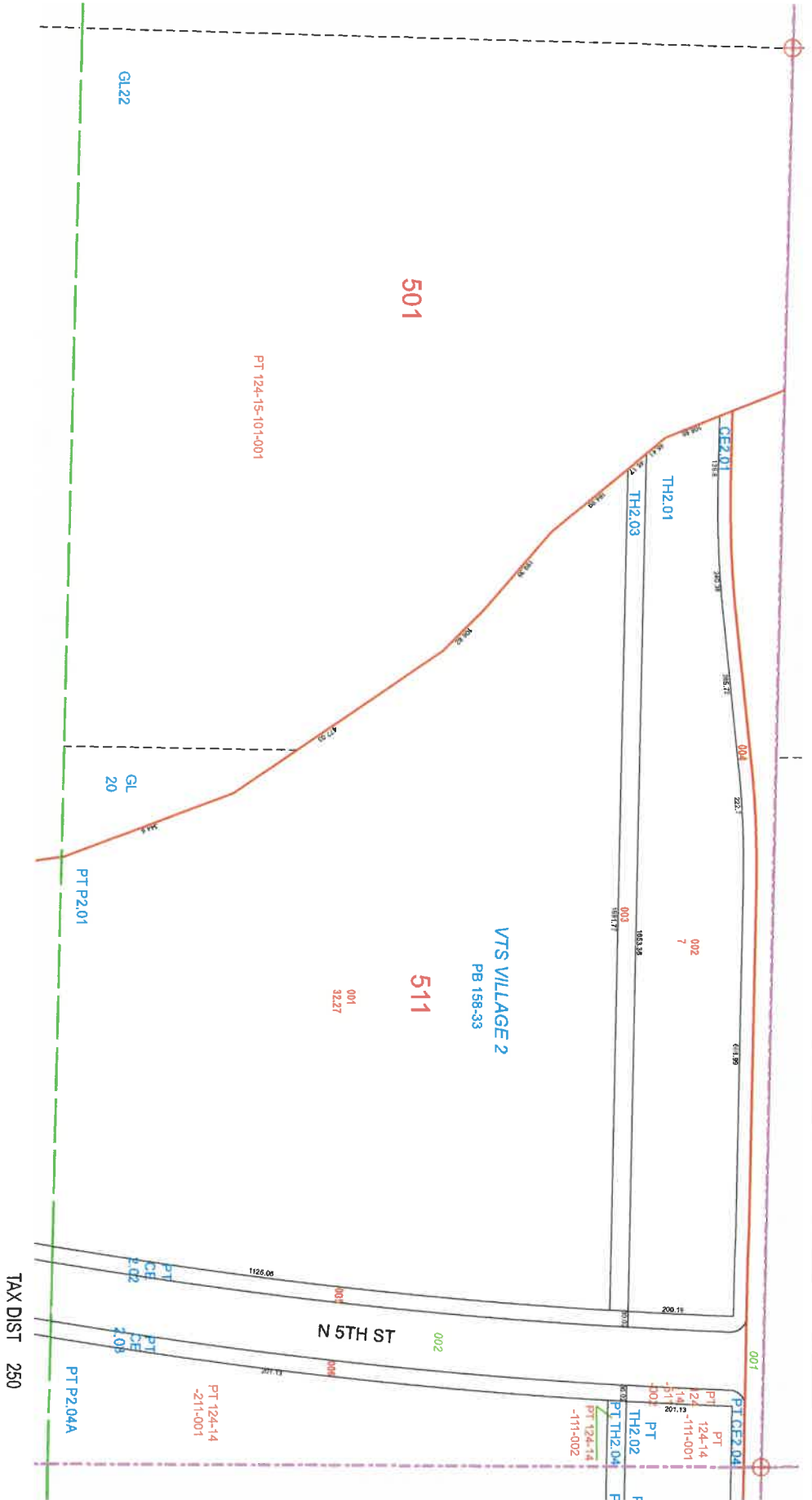


MAP LEGEND	
	PARCEL BOUNDARY
	SUB BOUNDARY
	PMLD BOUNDARY
	ROAD EASEMENT
	MATCH/LEADER LINE
	HISTORIC LOT LINE
	HISTORIC SUB BOUNDARY
	SECTION LINE
	CONDOMINIUM UNIT
	AIR SPACE PCL
	RIGHT OF WAY PCL
	SUB-SURFACE PCL
	001 ROAD PARCEL NUMBER
	001 PARCEL NUMBER
	100 ACREAGE
	202 PARCEL SUBSEQ NUMBER
	PB 24-65 PLAT RECORDING NUMBER
	5 BLOCK NUMBER
	5 LOT NUMBER
	GL 5 GOV LOT NUMBER

T19S R61E			
100	101	102	
125	124	123	
138	139	140	

15			
1	2	3	4
5	6	7	8
9	10	11	12
13	14	15	16
17	18	19	20
21	22	23	24
25	26	27	28
29	30	31	32

N 2 NE 4			
1	2	3	4
5	6	7	8
9	10	11	12
13	14	15	16
17	18	19	20
21	22	23	24
25	26	27	28
29	30	31	32



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USE THIS SCALE/FREE WHEN MAP REDUCED FROM 11X17 ORIGINAL



MAP LEGEND

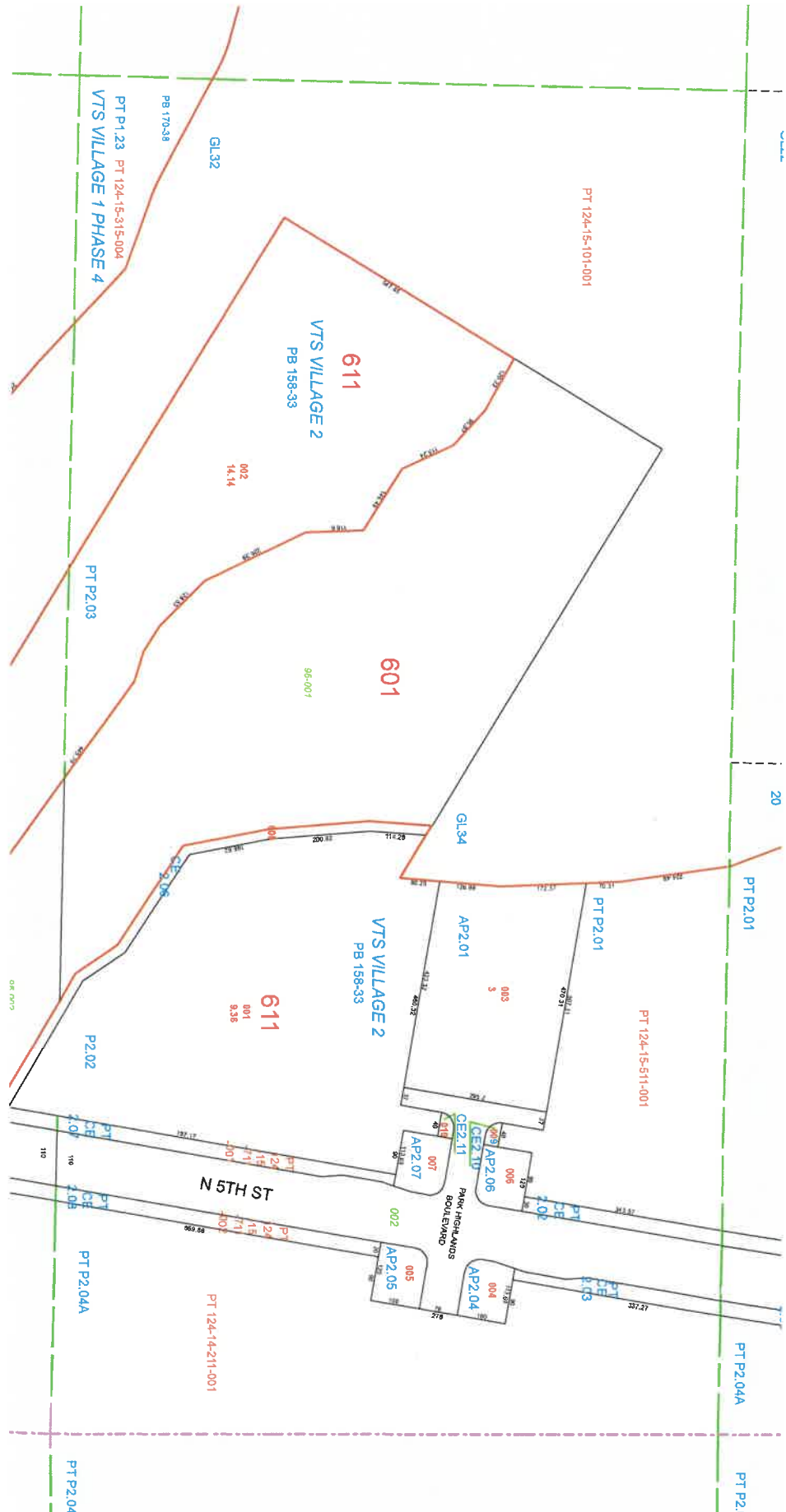
- PARCEL BOUNDARY
- SUB BOUNDARY
- ROAD BOUNDARY
- ROAD EASEMENT
- MATCH/LEADER LINE
- HISTORIC LOT LINE
- HISTORIC SUB BOUNDARY
- SECTION LINE
- CONDOMINIUM UNIT
- APR SPACE PCL
- RIGHT OF WAY PCL
- SUB-SURFACE PCL
- 001 ROAD PARCEL NUMBER
- 001 PARCEL NUMBER
- 100 ACREAGE
- 202 PARCEL SUB/SEQ NUMBER
- PB 24-45 PLAT RECORDING NUMBER
- 5 BLOCK NUMBER
- 5 LOT NUMBER
- GL 5 GOV LOT NUMBER

ASSESSOR'S PARCELS - CLARK COUNTY, NV.
 Briana Johnson - Assessor

BLOCK			
T19S	R61E		
100	101	102	
125	124	123	
138	139	140	

SEC			
15			
1	2	3	4
5	6	7	8
9	10	11	12
13	14	15	16
17	18	19	20
21	22	23	24
25	26	27	28
29	30	31	32

MAP			
S 2 NE 4			
5	4	3	2
1	5	1	4
6	2	6	2
7	3	7	3
8	4	8	4
1	5	1	4



TAX DIST 250

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USE THIS SCALE/FEET WHEN MAP REDUCED FROM 11X17 ORIGINAL.

ASSESSOR'S PARCELS - CLARK COUNTY, NV.
Briana Johnson - Assessor

MAP LEGEND

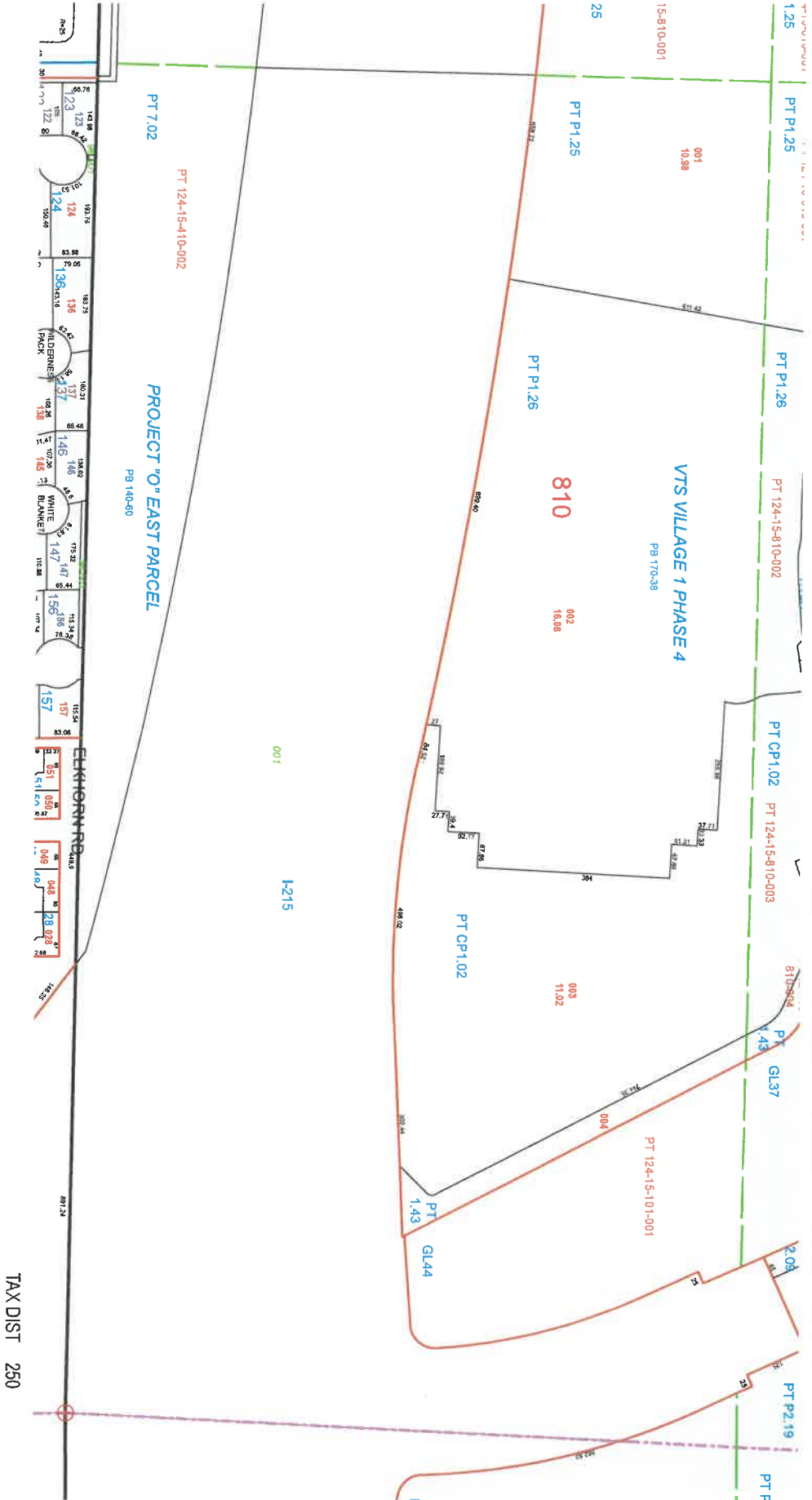

PARCEL BOUNDARY	CONDOMINIUM UNIT	001 ROAD PARCEL NUMBER
SUB BOUNDARY	AIR SPACE PCL	001 PARCEL NUMBER
ROAD EASEMENT	RIGHT OF WAY PCL	100 ACREAGE
MATCH/LEADER LINE	SUB-SURFACE PCL	202 PARCEL SUBSEQ NUMBER
HISTORIC LOT LINE		PB 24-45 PLAT RECORDING NUMBER
HISTORIC SUB BOUNDARY		5 BLOCK NUMBER
SECTION LINE		5 LOT NUMBER
		GL 5 GOV LOT NUMBER

BOOK T19S R61E **15** **MAP** S 2 SE 4 **124-15-8**

100	101	102	103	104	105	106	107	108	109	110	111	112	113	114	115	116	117	118	119	120
125	124	123	122	121	120	119	118	117	116	115	114	113	112	111	110	109	108	107	106	105

Scale: 1" = 200'

Rev: 6/14/2023



TAX DIST 250

NOTES

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USE THIS SCALE/FEET WHEN MAP REDUCED FROM 11X17 ORIGINAL.

0 100 200 300 400 500 600 800

N

- MAP LEGEND**
- PARCEL BOUNDARY
 - SUB BOUNDARY
 - PMID BOUNDARY
 - ROAD EASEMENT
 - MATCH / LEADER LINE
 - HISTORIC LOT LINE
 - HISTORIC SUB BOUNDARY
 - SECTION LINE
 - CONDOMINIUM UNIT
 - AIR SPACE PCL
 - RIGHT OF WAY PCL
 - SUB-SURFACE PCL
 - 001 ROAD PARCEL NUMBER
 - 001 PARCEL NUMBER
 - 1.00 ACREAGE
 - 202 PARCEL SUBSEQ NUMBER
 - 202 PARCEL SUBSEQ NUMBER
 - 5 BLOCK NUMBER
 - 5 LOT NUMBER
 - GL 5 GOV LOT NUMBER

BOOK

100	101	102
125	124	123
138	139	140

SEC

14

MAP

5	4	3	2	1
6	5	4	3	2
7	6	5	4	3
8	7	6	5	4



ASSESSOR'S PARCELS - CLARK COUNTY, NV.
Briana Johnson - Assessor

Scale: 1" = 200'

Rev: 4/5/2019

VTS VILLAGE 2
PB 158-33

211

001
282,238

PT P2,04A

TAX DIST 250

PT

USE THIS SCALE/FEE WHEN MAP REDUCED FROM 11x17 ORIGINAL

0	100	200	400	600	800
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Briana Johnson - Assessore

PARCEL BOUNDARY		CONDOMINIUM UNIT	007 ROAD PARCEL NUMBER
SUB BOUNDARY		AIR SPACE POL	001 ROAD PARCEL NUMBER
P/MLD BOUNDARY		RIGHT OF WAY POL	1.00 AGEAGE
ROAD ADJACEMENT		SUB SURFACE POL	202 PARCEL SUGGESTED NUMBER
EXISTING EASEMENT LINE			PR 24-45 BLOCK RECORDING NUMBER
HISTORIC P/MLD BOUNDARY			5 BLOCK NUMBER
HISTORIC SUB BOUNDARY			6 LOT NUMBER
SECTION LINE			GL5 GOV. LOT NUMBER

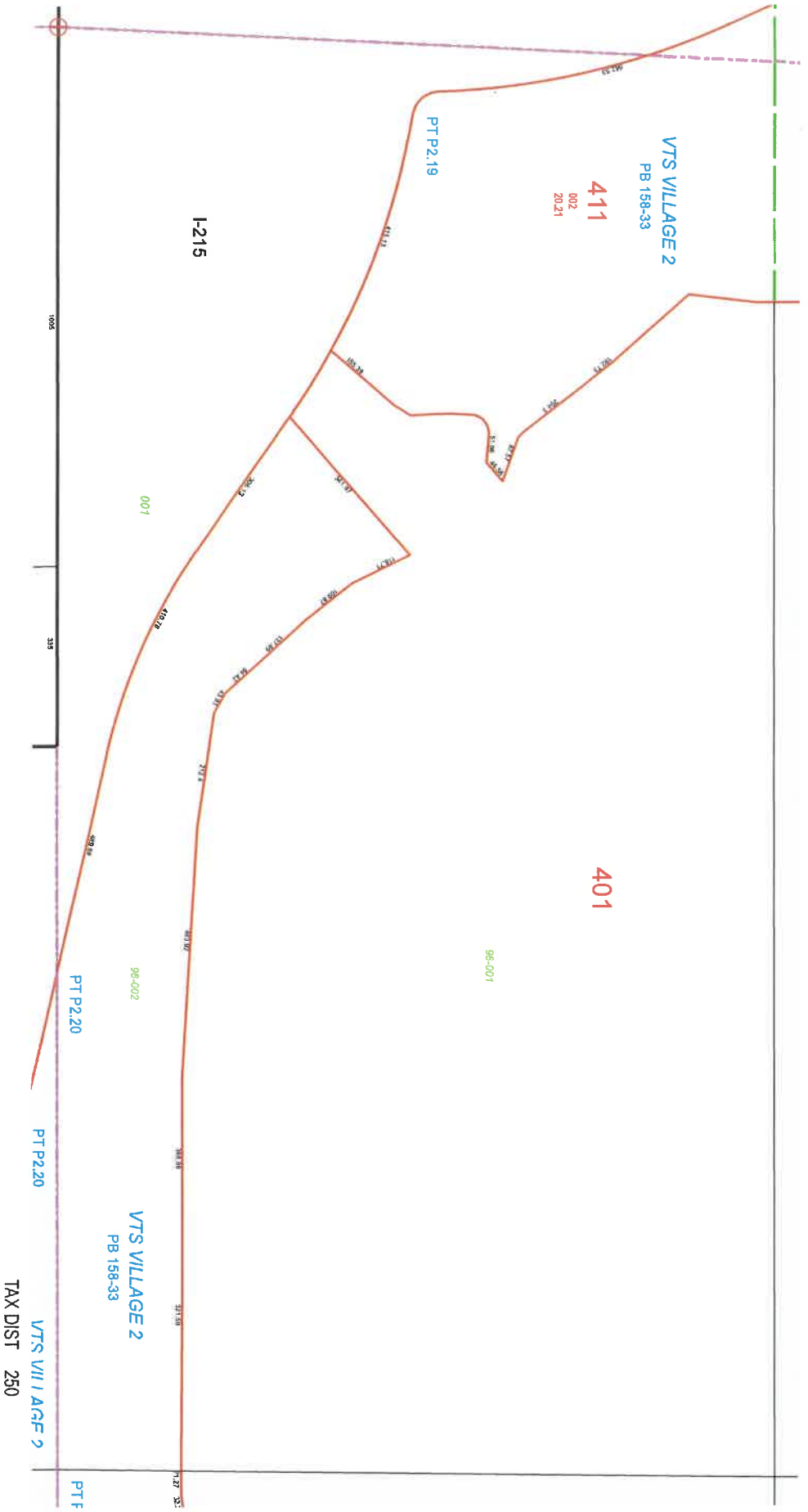
Scale: 1" = 200'

100	101	102
125	124	123
138	139	140

BOOK T19S R61E

SEC
14

MAP		S2 SW 4	
8	4	8	4
5	1	5	1
6	2	6	2
7	3	7	3
8	4	8	4
5	1	5	1



NOTES

This map is for assessment use only and does NOT represent a survey.

No liability is assumed for the accuracy of the data delineated herein. Information on roads and other non-assessed parcels may be obtained from the Road Document Listing in the Assessor's Office.

This map is compiled from official records, including surveys and deeds, but only contains the information required for assessment. See the recorded documents for more detailed legal information.

USE THIS SCALE (FEET) WHEN MAP REDUCED FROM 11X17 ORIGINAL

0 100 200 300 400 500 600 800

MAP LEGEND

- PARCEL BOUNDARY
- SUB BOUNDARY
- PM/D BOUNDARY
- ROAD EASEMENT
- MATCH / LEADER LINE
- HISTORIC LOT LINE
- HISTORIC SUB BOUNDARY
- SECTION LINE
- CONDOMINIUM UNIT
- AIR SPACE PCL
- RIGHT OF WAY PCL
- SUB-SURFACE PCL
- 007 ROAD PARCEL NUMBER
- 001 PARCEL NUMBER
- 1.00 ACREAGE
- 202 PARCEL SUBSEQ NUMBER
- Pg 24-45 PLAY RECORDING NUMBER
- 5 BLOCK NUMBER
- 5 LOT NUMBER
- GLS GOV LOT NUMBER

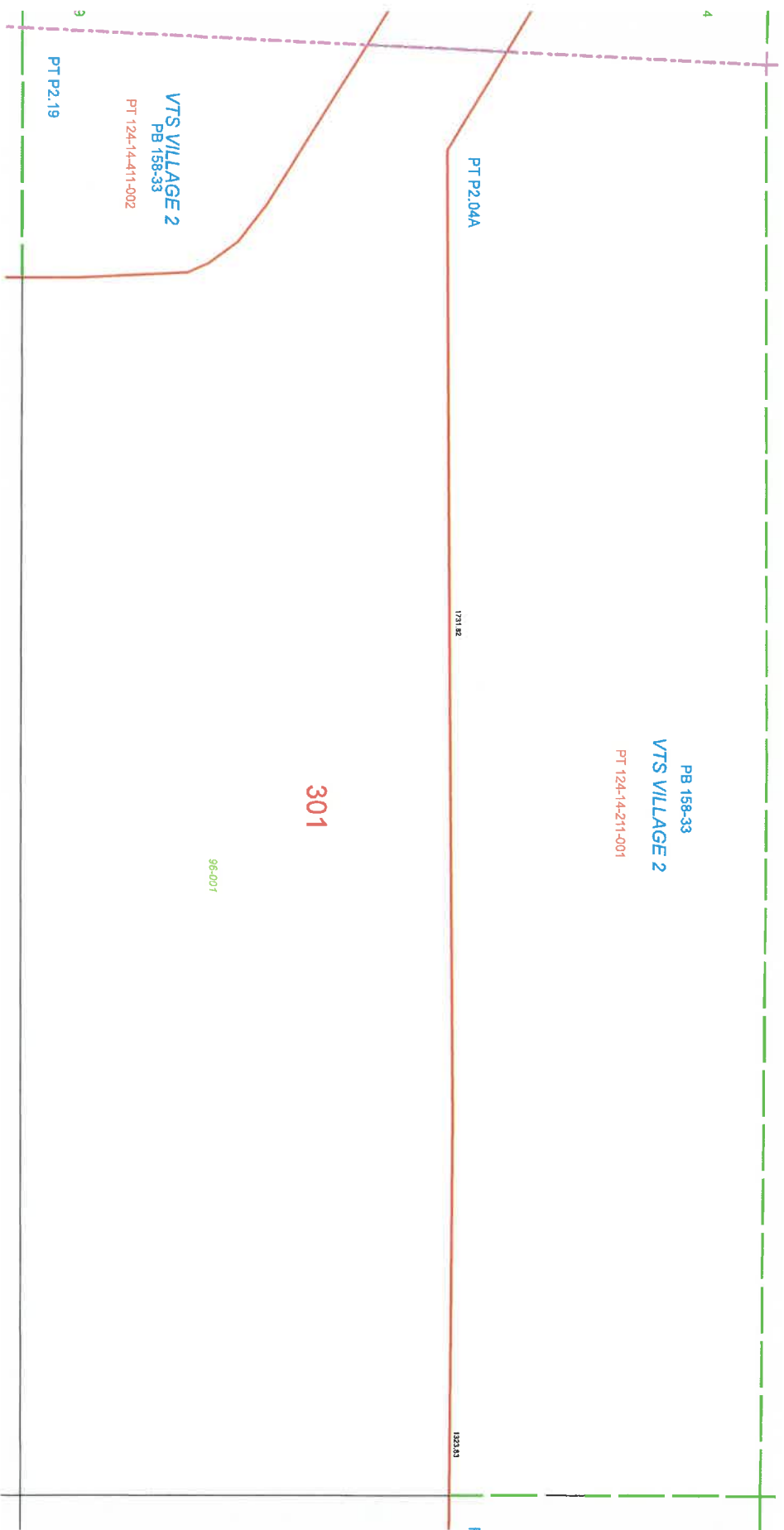
BOOK			
T19S R61E			
100	101	102	103
125	124	123	122
138	139	140	141

SEC			
14			
1	2	3	4
5	6	7	8
9	10	11	12
13	14	15	16
17	18	19	20
21	22	23	24

MAP			
N 2 SW 4			
1	2	3	4
5	6	7	8
9	10	11	12
13	14	15	16
17	18	19	20
21	22	23	24



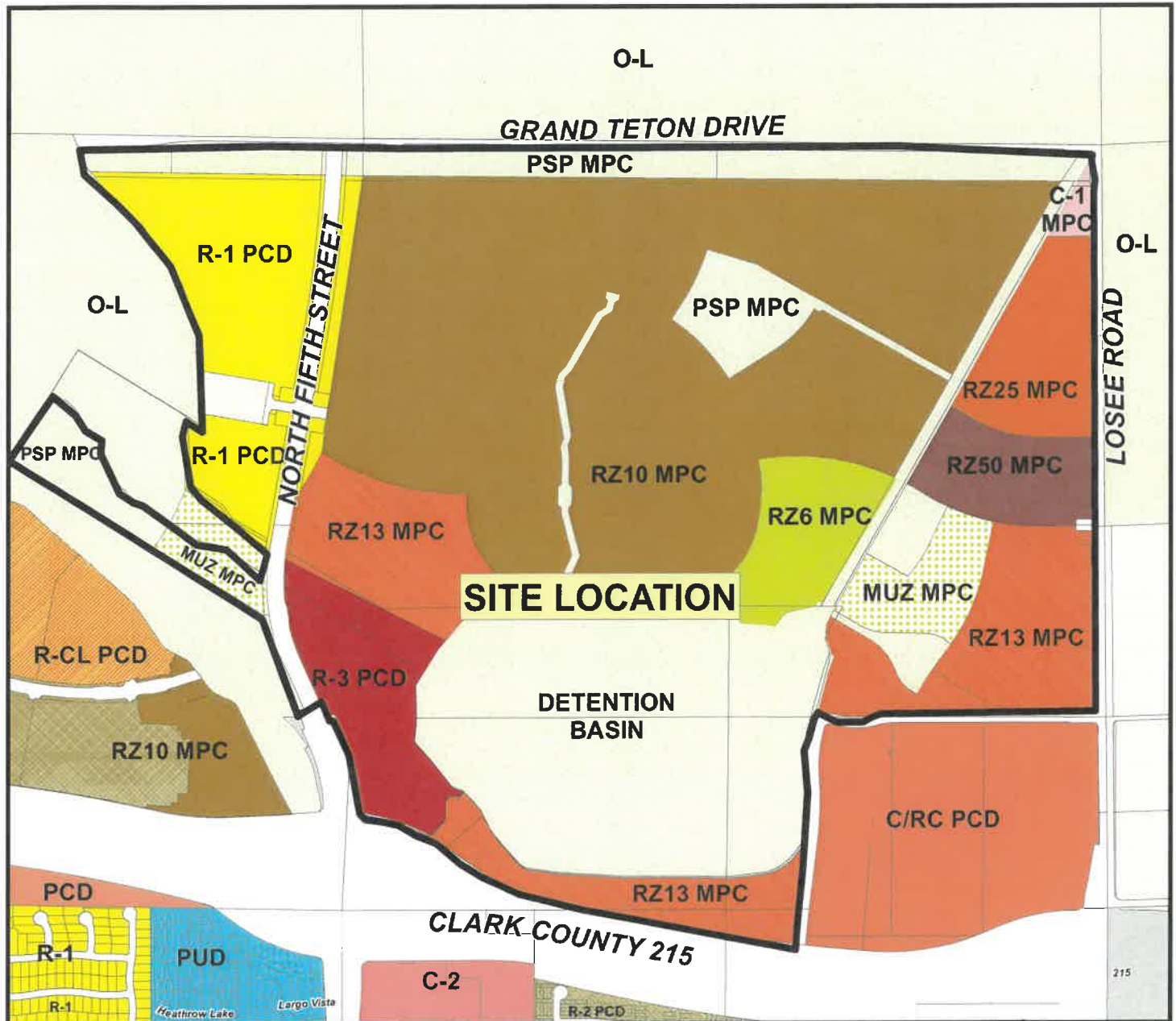
ASSESSOR'S PARCELS - CLARK COUNTY, NV.
 Briana Johnson - Assessor





THE CITY OF NORTH LAS VEGAS

Location & Zoning Map



015800 600 9001,200,500,800,100,400,700,000,300,600,900,200,500,800,100,400,700,000,300,600

Feet

Applicant: Pacific Oak SOR
Application Type: Tentative Map
Request: To Allow a 88-Lot Tentative Map
Project Info: Generally Bounded by North Fifth Street, Grand Teton Drive, Losee Road, and the Tule Springs Master Planned Community
Case Number: T-MAP-03-2024

04/16/2024

