

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.

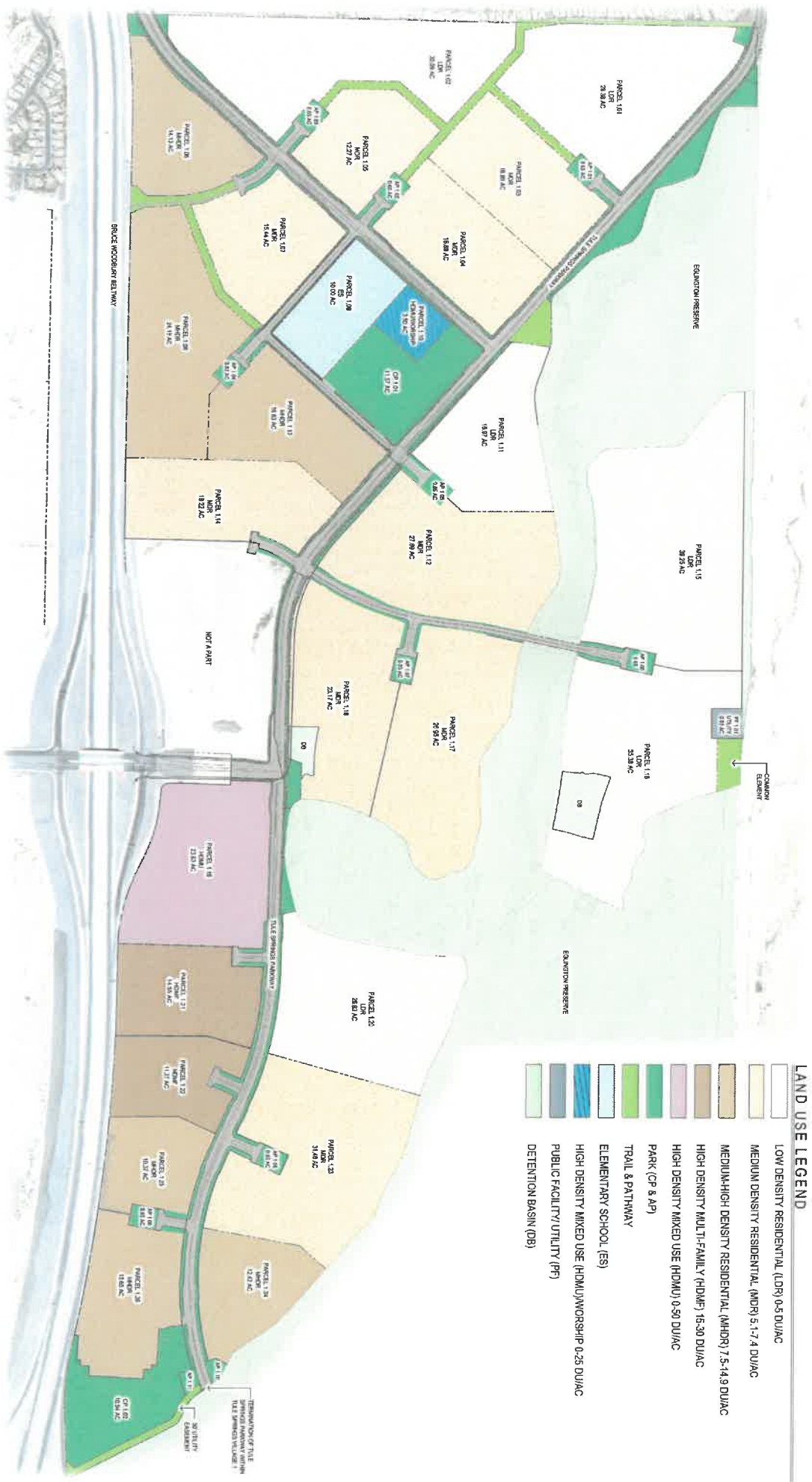
Very truly yours,

KAEMPFER CROWELL



Stephanie Hardie Allen

SHA/adb



The Villages at Tule Springs

Parcel Density Cap

11/28/2022

Nov 28, 2022 - Density Transfer

Village	Parcel	Developable Acreage	Use	Maximum Density per Acre	Maximum Density per Parcel
1	1.01	28.38	RES	4.19	119
	1.02	30.09	RES	4.12	124
	1.03	16.89	RES	7.10	120
	1.04	16.89	RES	8.29	140
	1.05	12.27	RES	5.54	68
	1.06	14.13	RES	14.23	201
	1.07	15.44	RES	6.15	95
	1.08	24.19	RES	14.51	351
	1.11	17.65	RES	3.80	67
	1.12	28.1	RES	5.05	142
	1.15	40.06	RES	4.44	178
	1.16	34.51	RES	2.41	83
	1.17	27.6	RES	6.96	192
	1.18	23.69	RES	6.84	162
	1.19	23.11	MU	21.64	500
	1.20	26.83	RES	4.40	118
	1.21	14.55	RES	13.75	200
	1.22	11.27	MF	27.51	310
	1.23	31.48	RES	5.88	185
	1.24	12.42	RES	7.97	99
	1.25	10.37	RES	14.46	150
	1.26	15.65	RES	14.44	226
	Sub-Total	510.42			4,089
2	2.01	33.30	RES	5.00	167
	2.02	9.11	RES	5.00	46
	2.03	14.14	RES	0.00	0
	2.04	41.06	RES(AA)	5.97	245
	2.05	20.93	RES(AA)	5.97	125
	2.06	21.39	RES(AA)	5.97	128
	2.07	27.7	RES(AA)	5.95	165
	2.08	19.13	RES(AA)	5.95	114
	2.09	12.16	RES(AA)	5.95	72
	2.10	24.69	RES(AA)	5.95	147
	2.11	22.25	RES(AA)	5.82	130
	2.12	18.93	RES(AA)	5.82	110
	2.13	28.70	RES(AA)	5.82	167
	2.14	17.52	RES(AA)	5.82	102
	2.15	27.06	RES(AA)	5.78	156
	2.16	23.99	RES(AA)	5.78	139
	2.17	16.65	RES(AA)	5.78	96
	2.18	18.05	RES(AA)	5.78	104
	2.19	20.4	MU	22.00	449
	2.20	23.26	COM	0.00	0
	2.21	65.39	COM/RESORT CASINO	0.00	0
	Sub-Total	505.81			2,662
3	3.01	10.33	RES	7.07	73
	3.02	10.30	RES	7.08	73
	3.03	23.35	RES	7.40	173
	3.04	56.97	RES	6.67	380
	3.05	17.64	RES	7.00	123
	3.06	21.82	RES	7.00	153
	3.07	18.18	RES	7.00	128
	3.08	17.02	MU	10.30	186
	3.09	7.77	MU	0.00	0
	Sub-Total	183.38			1,289
4	4.01	17.61	RES	9.81	164
	4.02	24.9	RES	8.00	199
	4.03	24.86	RES	7.40	184
	4.04	16.06	RES	6.00	96
	Sub-Total	83.43			643
Total		1283.04			8683

Current Approved Plan (per most recent minor modification)

Developable Acreage	Density	Units	Variance (units)
28.38	4.19	119	0
30.09	4.12	124	0
16.89	7.20	122	-2
16.89	8.29	140	0
12.27	6.52	80	-12
14.13	38.00	537	-336
15.44	8.00	124	-29
24.19	14.68	355	-4
16.97	5.00	85	-18
27.69	5.00	138	4
38.82	4.00	155	23
33.61	4.00	134	-51
26.95	5.00	135	57
23.17	6.50	151	11
23.63	24.10	569	-69
26.83	5.00	134	-16
14.55	10.00	146	54
11.24	9.00	101	209
31.48	5.00	157	28
12.42	5.00	62	37
10.98	8.50	93	57
16.28	7.00	114	112
507.75		4,089	0
33.30	5.00	167	0
9.11	5.00	46	0
14.14	0.00	0	0
41.06	5.97	245	0
20.93	5.97	125	0
21.39	5.97	128	0
27.7	5.95	165	0
19.13	5.95	114	0
12.16	5.95	72	0
24.69	5.95	147	0
22.25	5.82	130	0
18.93	5.82	110	0
28.70	5.82	167	0
17.52	5.82	102	0
27.06	5.78	156	0
23.99	5.78	139	0
16.65	5.78	96	0
18.05	5.78	104	0
20.4	22.00	449	0
23.26	0.00	0	0
65.39	0.00	0	0
505.81		2,662	0
10.33	7.07	73	0
10.30	7.08	73	0
23.35	7.40	173	0
56.97	6.67	380	0
17.64	7.00	123	0
21.82	7.00	153	0
18.18	7.00	128	0
17.02	10.30	186	0
7.77	0.00	0	0
183.38		1,289	0
17.61	9.81	164	0
24.9	8.00	199	0
24.86	7.40	184	0
16.06	6.00	96	0
83.43		643	0

Table Legend

LAS VEGAS OFFICE
1980 Festival Plaza Drive, Suite 650
Las Vegas, NV 89135
T: 702.792.7000
F: 702.796.7181

KAEMPFER

CROWELL

NEIGHBORHOOD MEETING SUMMARY

DR Horton – Villages of Tule Springs
Parcels 1.21 and 1.22
October 30, 2023

On October 30, 2023, Kaempfer Crowell hosted a neighborhood meeting at the Aliante Library for parcels 1.21 and 1.22 within the Village of Tule Springs to discuss a proposed zone change , and modifications to the Development Agreement.

No neighbors were in attendance.

COLLEGE SCIENCE 11/17/11



Briana Johnson - Assessor

PAGE: 001	007	PARCEL NUMBER
PARCEL BOUNDARY	001	ROAD PARCEL NUMBER
PLS BOUNDARY	202	PARCEL NUMBER
PLS BOUNDARY	1.00	ACREAGE
ROAD EASEMENT	202	PARCEL SUBSID NUMBER
MATCH / LEADER LINE	PA 24-45	PLAT RECORDING NUMBER
HISTORIC LOT LINE	5	BLOCK NUMBER
HISTORIC LOT BOUNDARY	6	LOT NUMBER
HISTORIC PAVLID BOUNDARY	94.5	GOV. LOT NUMBER
SECTION LINE		

T19S R61E

100	101	102
125	124	123
138	139	140

Scale: 1" = 200'

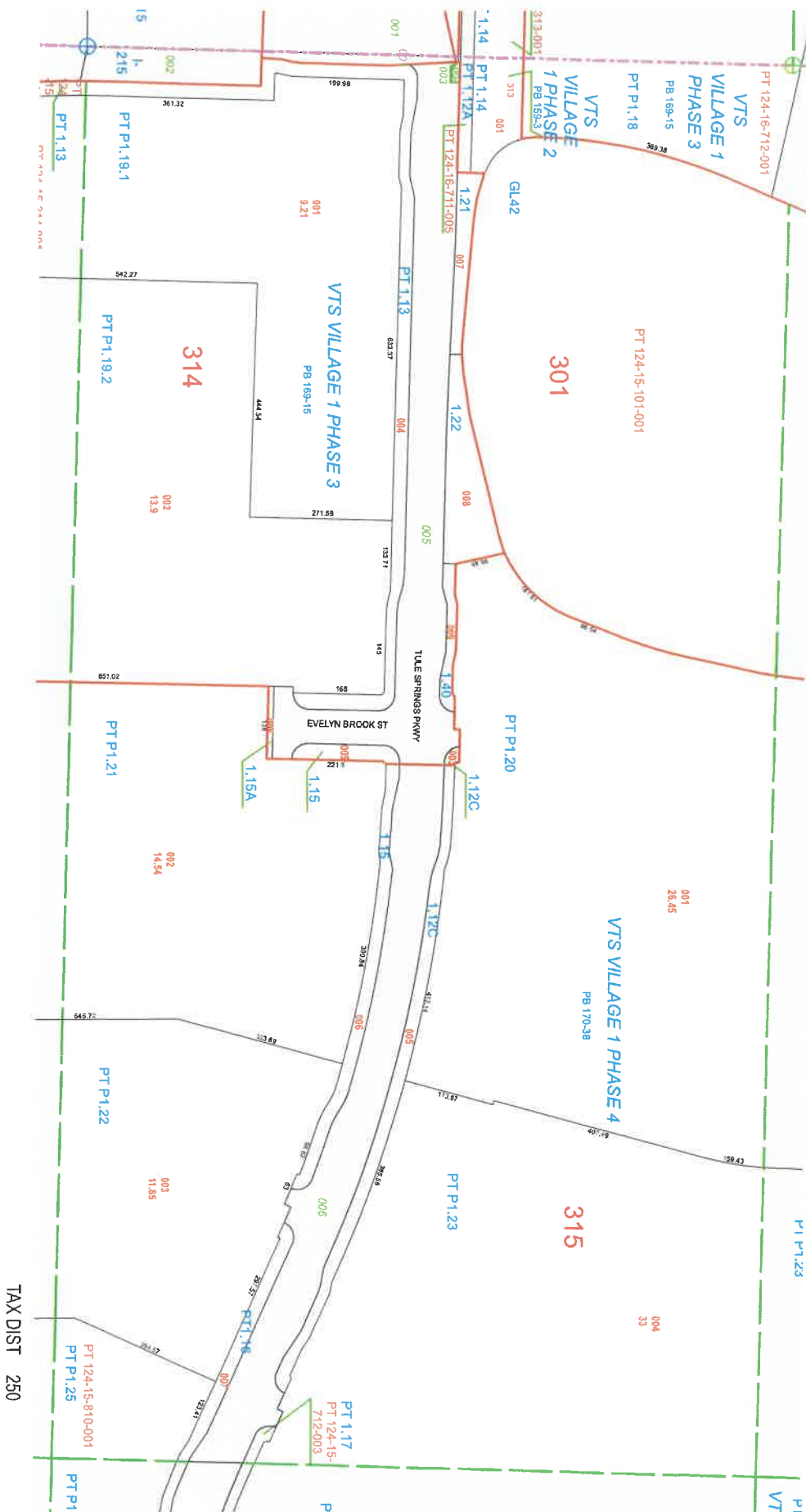
SEC.

15

0	0	4	3	2	0
7	8	0	10	11	12
18	17	16	15	14	13
19	29	21	22	23	24
30	20	28	27	26	25
31	32	33	34	35	36

Rev: 6/14/2023

MAP				N 2 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

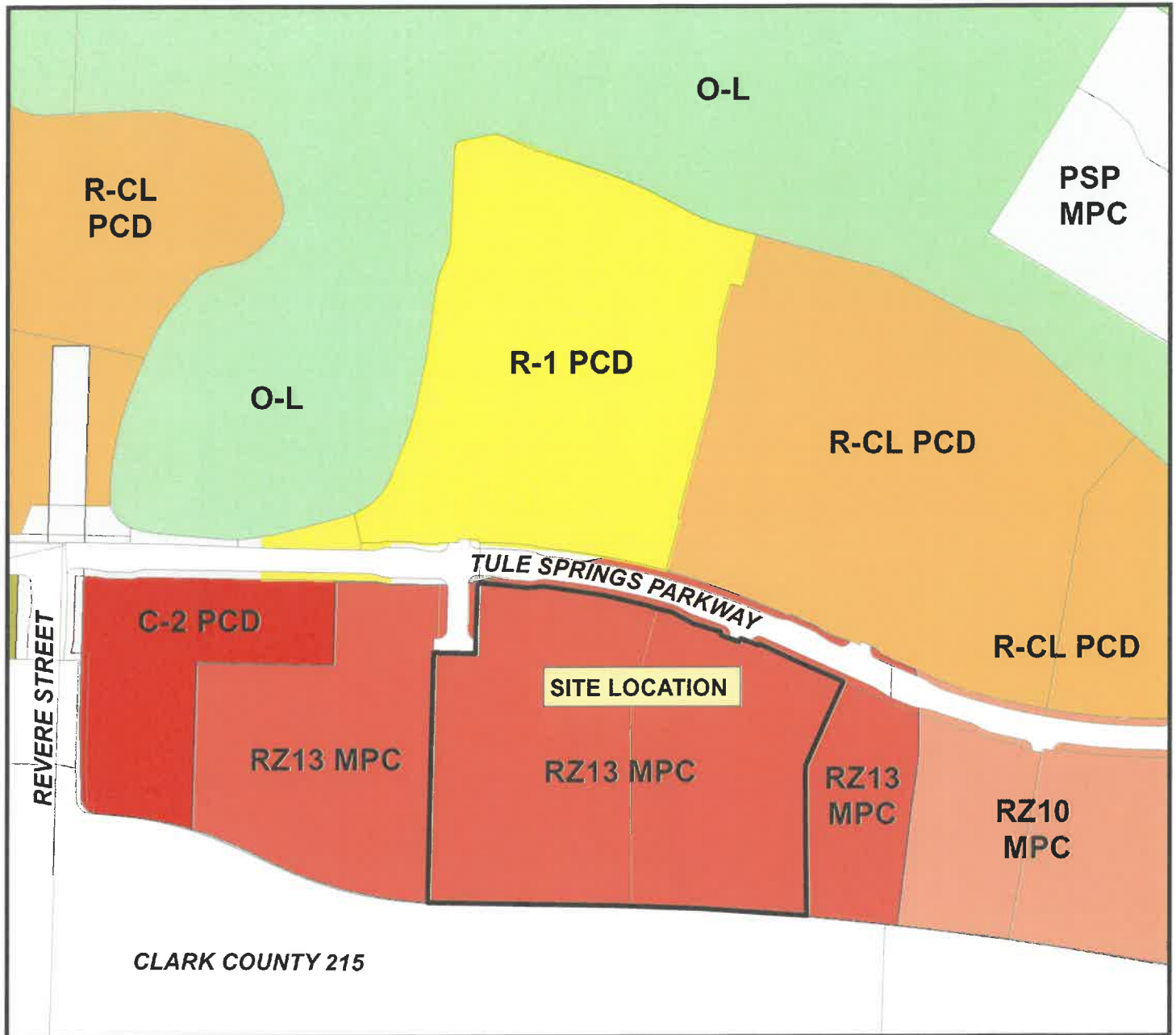


TAX DIST 250



THE CITY OF NORTH LAS VEGAS

Location & Zoning Map



Applicant: D.R. Horton
Application Type: Property Reclassification
Request: From RZ13 MPC (Residential Zone up to 13 Dwelling Units per Acre Master Planned Community) to R-3 PCD (High Density Residential Planned Community District)
Project Info: North of Clark County 215 and approximately 1,200 feet east of Revere Street
Case Number: ZN-01-2024

03/07/2024

