



DHI Engineering, LLC

DHI Engineering, LLC  
1081 Whitney Ranch Dr.  
Suite 100  
Henderson, NV 89014

702.655-3500 office  
www.drhorton.com

January 17, 2025

City of North Las Vegas  
Planning and Zoning Division  
2250 Las Vegas Blvd, North  
North Las Vegas, NV 89030

**RE: N 5<sup>TH</sup> AND HAMMER  
LETTER OF INTENT  
124-35-104-001 THRU 005**

Dear Sir/Madam:

On behalf of our client, D.R. Horton (DRH), DHI Engineering (DHIE) respectfully submits this application for a Tentative Map, property reclassification, and a comprehensive plan amendment. The proposed development is located on the northwest corner of Hammer Lane and Donna Street in the city of North Las Vegas.

Site Plan:

As shown on the Tentative Map submitted for your review, Lots 1 through 12 will take access directly onto Hammer Lane, a 60-foot public right-of-way road. A 5-foot landscape buffer and a 5-foot detached sidewalk is proposed along this stretch of roadway. Similarly, Lots 13 through 25 will take access directly onto Donna Street with the same landscape buffer and detached sidewalk. The remaining Lots will take access onto the proposed 47-foot-wide public streets that will end with cul-de-sacs. The remaining perimeter public streets, Hope Street and Stephen Avenue, will have a 15-foot perimeter landscape, including a 5-foot detached sidewalk.

Density:

DRH intends to develop 67 single-family residential lots on 9.9 gross acres, which yields a gross density of 6.77 units/acre. The minimum lot size of 3,864 square feet, maximum lot size of 5,309 square feet, and average lot size of 4,110 square feet.

Open Space:

The proposed open space is located centrally to the project, between two ends of the cul-de-sacs, with access out onto Donna Street. This open space has an area of 22,129 square feet. The required open space is 20,100 square feet. The provided open space is more than required by 10 percent.

Zoning:

The zoning surrounding the project is as follow:

- a. North – R-E – Currently a school
- b. East – R-1
- c. West – O-L and RS20 – currently in Clark County
- d. South – PUD (Planned Unit Development)

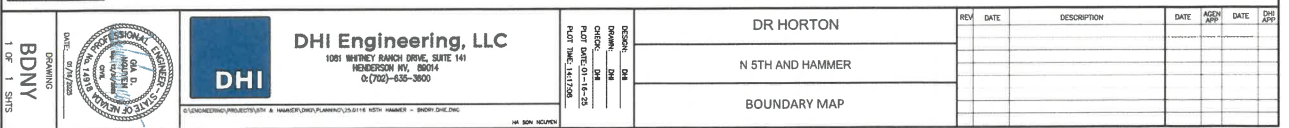
We are requesting the site to be rezoned from R-E, Ranch Estates Limited District to R-CL, Single-Family Medium. The Lot sizes along with the open space provided meet and exceed the R-CL zoning requirements.

We appreciate your review and approval of this application. Please give me a call at 725-270-2772 if you have any questions or concerns.

Cordially,  
DHI Engineering

A handwritten signature in blue ink, appearing to read 'Gia D. Nguyen', with a stylized flourish extending to the right.

Gia D. Nguyen, P.E.  
Area President



Neighborhood Meeting Summary  
5<sup>th</sup> Street / Hammer  
February 10, 2025

A neighborhood meeting was held on Monday, February 10, 2025 at 5:30 p.m. at the Aliante Library, located at 2400 Deer Springs Way, North Las Vegas, Nevada 89084. Lexa Green attended on behalf of the developer. One (1) neighbor was present, along with Councilwoman Garcia-Anderson and Planning Commissioner Villeda. The neighbor raised the following questions/comments/concerns:

- Concerns related to the overall density of the project, as well as the sizes of the lots and backyards. *The proposed density and lot sizes are comparable with the existing PUD development to the south, compatible with existing developments along Donna and Hammer, and compatible with existing DR Horton development north of Ann. Given the surrounding single-family developments and zoning classifications, it is improbable that the site will be developed into half acre lots.*
- Inquiries concerning whether the development will be available for purchase or for rent. *The proposed development and product would be for sale.*





# 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 SHEET WHEN MAP REDUCED FROM TEXT ORIGINAL.

0 100 200 400 600 800

## MAP LEGEND

- PARCEL BOUNDARY
- SUB BOUNDARY
- CONDOMINIUM UNIT
- AIR SPACE PCL
- RIGHT OF WAY PCL
- ROAD EASEMENT
- MATCH / LEADER LINE
- HISTORIC LOT LINE
- HISTORIC SUB BOUNDARY
- HISTORIC PMAD BOUNDARY
- SECTION LINE

001 ROAD PARCEL NUMBER  
001 PARCEL NUMBER  
001 AIR SPACE PCL  
1.00 PARCEL NUMBER  
202 PARCEL SUBSEQUENCE NUMBER  
PB 24-5 PLAT RECORDING NUMBER  
5 LOT NUMBER  
5.5 GOV. LOT NUMBER

BOOK	T19S R61E	SEC.	35	MAP	N 2 NW 4
100	101	102	103	104	105
106	107	108	109	110	111
112	113	114	115	116	117
118	119	120	121	122	123
124	125	126	127	128	129
130	131	132	133	134	135
136	137	138	139	140	141
142	143	144	145	146	147
148	149	150	151	152	153
154	155	156	157	158	159
160	161	162	163	164	165
166	167	168	169	170	171
172	173	174	175	176	177
178	179	180	181	182	183
184	185	186	187	188	189
190	191	192	193	194	195
196	197	198	199	200	201

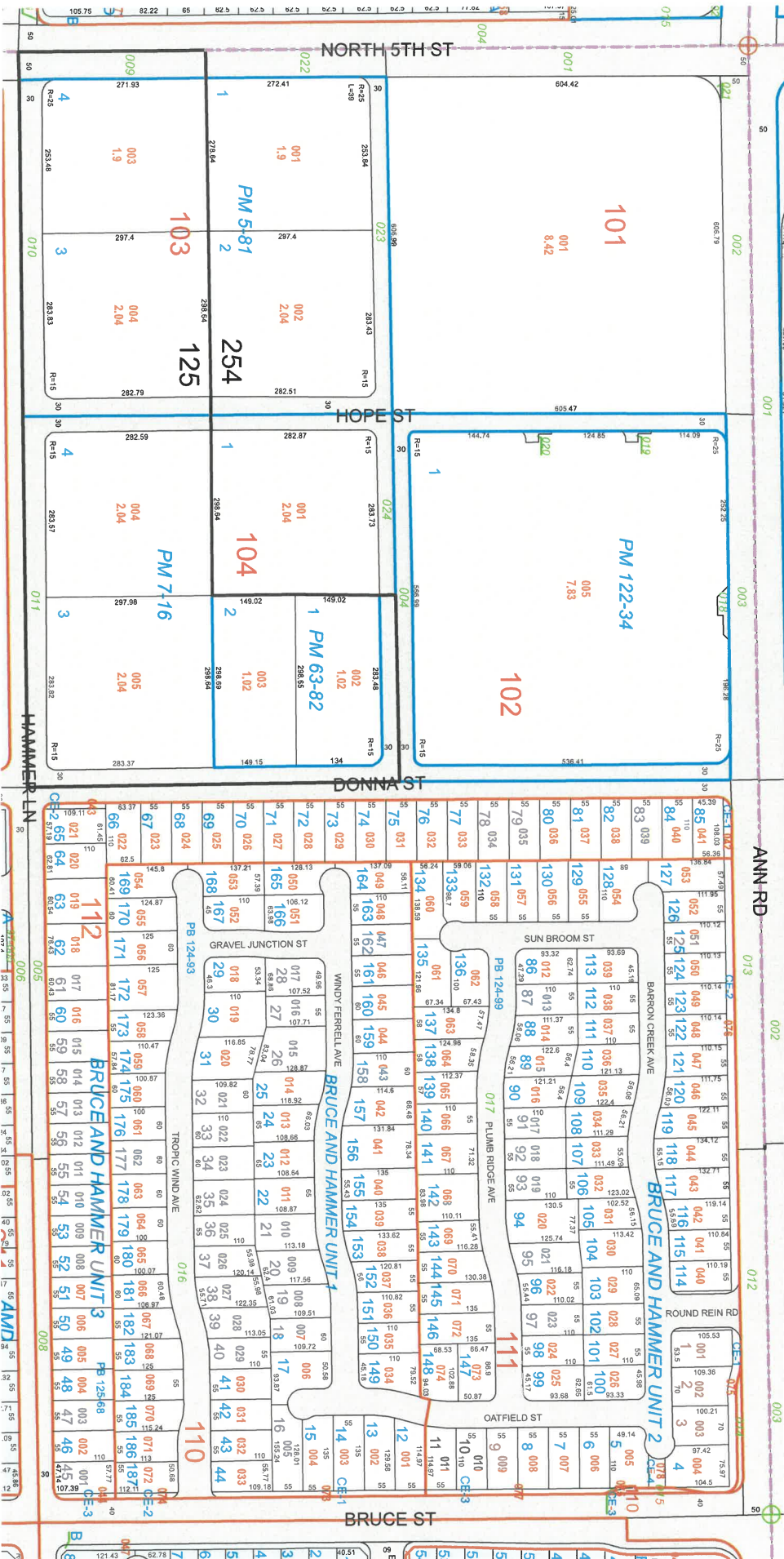
Scale: 1" = 200'	Rev: 8/29/2022
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MAP	N 2 NW 4
8	4
5	1
6	2
7	3
8	4



## ASSESSOR'S PARCELS - CLARK CO., NV.

Briana Johnson - Assessor



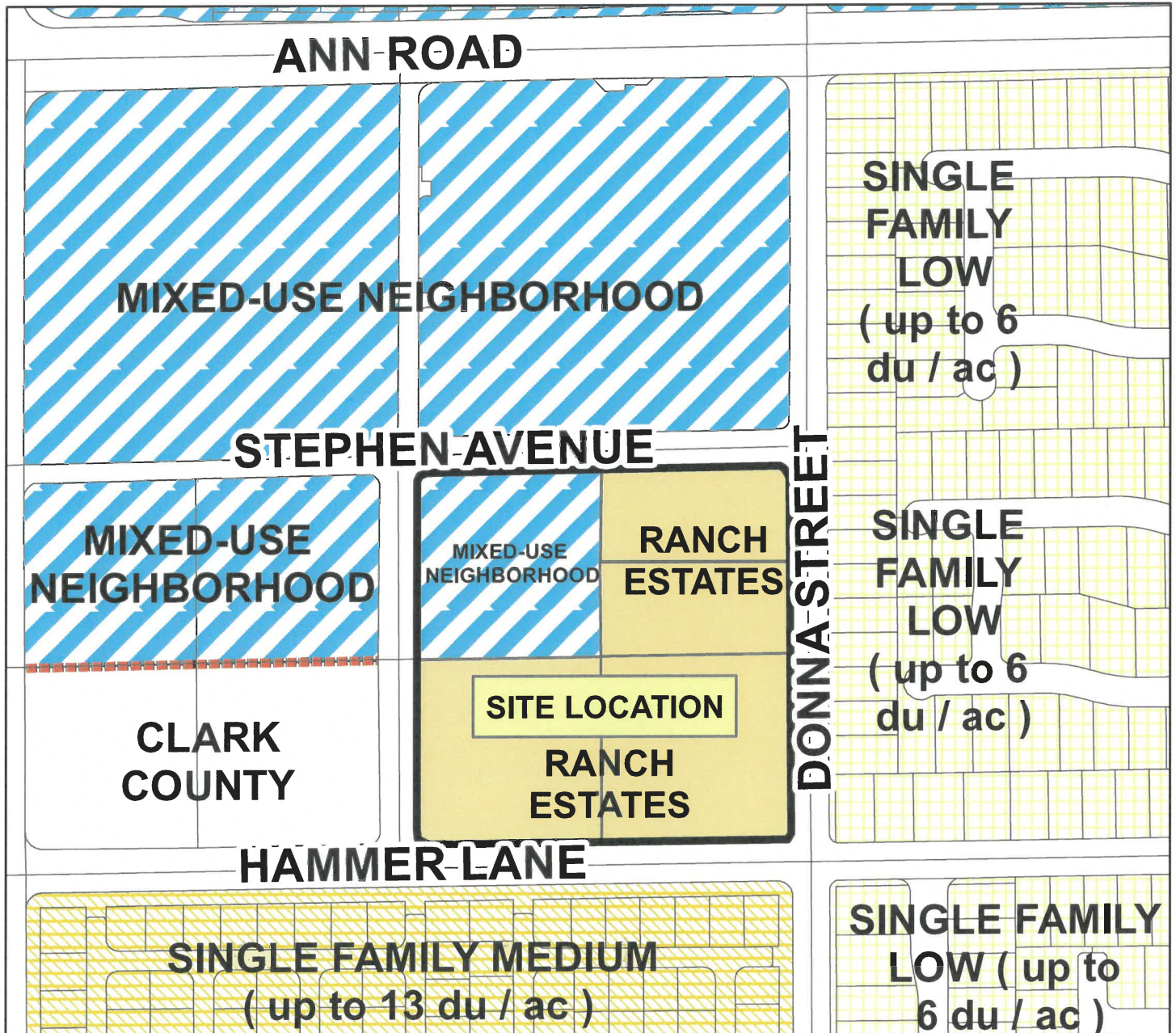
TAX DIST 125.254





# THE CITY OF NORTH LAS VEGAS

## Comprehensive Plan Map



Applicant: D.R. Horton  
Application Type: Comprehensive Plan Amendment  
Request: Change from Ranch Estates and Mixed-Use  
Neighborhood to Single-Family Medium  
Project Info: Northwest Corner of Hammer Lane and Donna Road  
Case Number: AMP-01-2025

02/06/2025

