



DHI Engineering, LLC

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

702.655-3500 office
www.drhorton.com

July 26, 2024

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

**RE: The Villages at Tule Springs Parcels 1.22
APN 124-15-315-003**

Dear Sir/Madam:

On behalf of our client, D.R. Horton (DRH), DHI Engineering respectfully submits this application for a tentative map and zone change for the above referenced project. The proposed development is located north of I-215 and approximately 2,100 linear feet east of future Revere Street intersection with Tule Springs pkwy.

DRH intends to develop 96 single family residential units on 11.85 net acres, which yields a net density of 8.1 units/acre. The site is currently zoned R-3 PCD. We are requesting a zone change from R-3/PCD to R-2/PCD. This zone change will reduce density, create a diverse neighborhood overall by introducing new type of single family detach footprints.

Per the Tule Springs Development Standards Table 5.2, the minimum lot size under R-2/PCD is 3,500 square feet with minimum lot width of 35 feet and a maximum density 10 dwelling units per acre.

The Tentative Map submitted for your review shows the smallest lot size of 3,500 square feet, the largest lot size of 6,392 square feet, with an average lot size of 3,825 square feet. It also depicts the smallest lot width of 40 feet and a net density of 8.1 dwelling units per acre.

The Tentative Map as shown meets and exceeds the requirements, and will not have any negative impact on the existing neighborhood.

Our client plans to start construction upon improvement plan approval.

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".

Gia D. Nguyen, P.E.
Area President



Land Development and
Community Services Department

Affidavit of Neighborhood Meeting

Neighborhood Meetings that are held prior to a required Task Force Meeting will not be accepted.

Project Name: VTS Village 1 Phase 4 Parcel 1.22 Location: Tule Springs Parkway and Eglington Street

Ward No.: 4

On the 15th day of JULY, 2024, I sent an email notification to the City of North Las Vegas Planning & Zoning division, planningandzoning@cityofnorthlasvegas.com, and to the following individuals in the Office of Mayor and Council:

pebenitor@cityofnorthlasvegas.com

lomelic@cityofnorthlasvegas.com

perkinsparschab@cityofnorthlasvegas.com

glassfordl@cityofnorthlasvegas.com

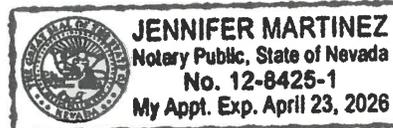
On the 15th day of JULY, 2024, I deposited in the United States mail, with sufficient postage prepaid, a true and correct copy of the individual public notice of a neighborhood meeting to the recorded real property owners and/or taxpayers, as shown on the Clark County Assessor's records as of the 11th day of JULY, 2024, who have been found to own property within a radius of 750 feet of the property in question or the closest 30 separate owned parcels whichever is greater; and each tenant of a mobile home park if that park is located within a radius of 750 feet of the property in question and any property that is contiguous and under the same or common ownership as the subject property. The notices were addressed and sent to those addresses. Sufficient means were used to obtain valid addresses for all properties within the notification boundary. A copy of the individual notice is attached and incorporated by reference.

[Signature]
Signature of Applicant or Representative

Lindsay Kaempfer
Applicant or Representative's Name Printed

Subscribed and sworn before me this 26th day of July, 2024.

[Signature]
Notary Public in and for the State of Nevada



Lindsay Kaempfer

From: Lindsay Kaempfer
Sent: Monday, July 15, 2024 3:23 PM
To: 'planningandzoning@cityofnorthlasvegas.com'; 'pebenitor@cityofnorthlasvegas.com'; 'lomelic@cityofnorthlasvegas.com'; 'perkinsparschab@cityofnorthlasvegas.com'; 'glassfordl@cityofnorthlasvegas.com'
Subject: Neighborhood Meeting Notice - VTS 1.22
Attachments: 7.25.24 neighborhood meeting notice -VTS 1.22.pdf

Please see attached a neighborhood meeting notice.

Thank you,



Lindsay A. Kaempfer (She/Her)

Paralegal / Zoning Coordinator
Kaempfer Crowell
1980 Festival Plaza Drive, Suite 650
Las Vegas, NV 89135-2958
Tel: (702) 792-7000
Fax: (702) 796-7181
Email: lkaempfer@kcnvlaw.com

| [WEBSITE](#) |



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3 Years Running

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NEIGHBORHOOD MEETING

You are cordially invited to attend a neighborhood meeting to discuss a proposed Zone Change for parcel 1.22 for future development in the Villages at Tule Springs located near Revere St. and I-215

APN's: 124-15-315-003
Current Zoning: Planned Community District High Density Residential (R-3 PCD)
Proposed Zoning: Planned Community District Single Family Medium Density (R-2 PCD)
Comprehensive Plan: Master Planned Community (MPC)

Date: July 25, 2024
Time: 5:30 p.m.
Location: Aliante Hotel and Casino
7300 N. Aliante Parkway
North Las Vegas NV 89084



Please contact Lindsay Kaempfer of Kaempfer Crowell at lkaempfer@kcnviaw.com or 702-792-7043 with any questions or comments.

NEIGHBORHOOD MEETING SUMMARY

**DR Horton – Villages of Tule Springs
Parcel 1.22
July 25, 2024**

On July 25, 2024, Kaempfer Crowell hosted a neighborhood meeting at the Aliante Hotel for parcel 1.22 within the Village of Tule Springs to discuss a proposed zone change.

No neighbors were in attendance.



Real Property Management
1180 Military Tribute Place
Henderson, NV 89074

School Development Tracking Form

<http://facilities.ccsd.net/departments/real-property-management/>

Date Filed 07/08/2024 Application Number T-MAP-06-2024 Entity NLV

Company Name D.R Horton, Inc

Contact Name _____

Contact Mailing Address _____

City _____ State _____ Zip Code _____

Phone (702) 413-0955 Email _____

Project Name VTS Village 1 Phase 4 Parcel 1.22

Project Description Develop 96 single family residential units
Located at Tule Springs Parkway & Eglington Street
11.85 gross acres

APN's 124-15-315-003

Student Yield	Elementary School	Middle School	High School
Single-Family Units (1) 96	x 0.142 = 14	x 0.080 = 8	x 0.130 = 13
Multi-Family Units (2)	x 0.124 = 0	x 0.061 = 0	x 0.080 = 0
Resort Condo Units (3)			
Total	14	8	13

(1) Single Family unit is defined as single family detached home, mobile home, and townhouse.

(2) Multi-Family unit is defined as apartment, multiplexes, and condominiums.

(3) Resort Condominium units for tracking purposes only.

* To be completed by CCSD

Schools Serving the Area*					
Name	Address	Grade	Capacity	Enrollment	Site Date
Hayden, Don E. ES	150 W Rome Blvd	K-5	650	767	05/01/24
Duncan, Ruby ES	250 W Rome Blvd	K-5	672	700	05/01/24
Cram, Brian & Teri MS	1900 W Deersprings Way	6-8	1529	1374	05/01/24
Legacy HS	150 W. Deer Springs Way	9-12	2457	2521	05/01/24

* **CCSD Comments** Hayden, Don E. ES was over program capacity for the 2023-2024 school year. Hayden, Don E. ES was 118% over program capacity.

Approved Disapproved

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/ELECT WHEN MAP REDUCED FROM 1:1X1 ORIGINAL.

MAP LEGEND

- PARCEL BOUNDARY
- SUB BOUNDARY
- PAV'D BOUNDARY
- ROAD EASEMENT
- MATCH / LEADER LINE
- HISTORIC LOT LINE
- HISTORIC SUB BOUNDARY
- HISTORIC PAV'D 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
- PB 24-6 PLAT RECORDING NUMBER
- 5 BLOCK NUMBER
- 5 LOT NUMBER
- GL 5 GOV. LOT NUMBER

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

BOOK T19S R61E

100	101	102
125	124	123
138	139	140

Scale: 1" = 200'

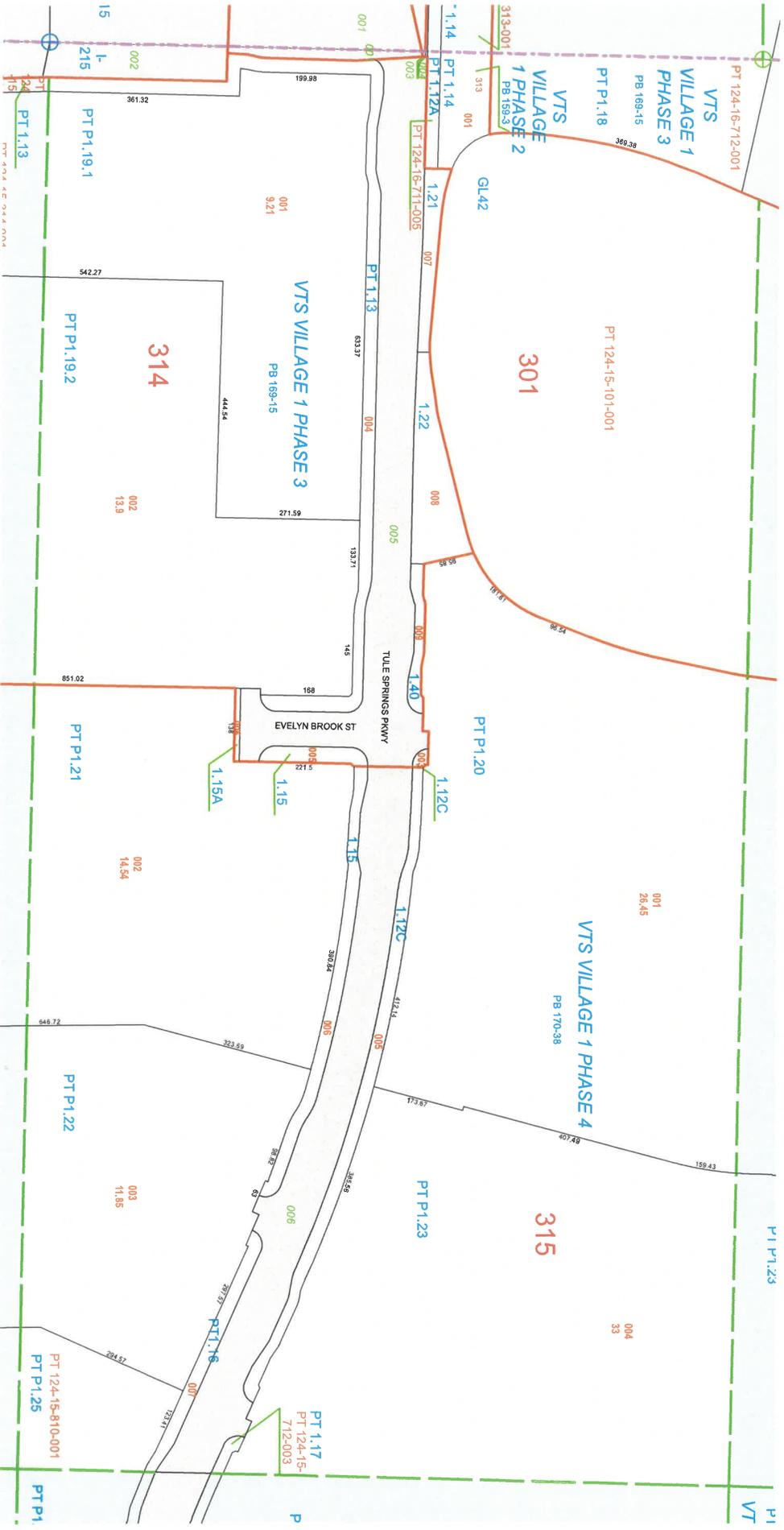
Rev: 6/14/2023

SEC. 15

MAP N 2 SW 4

8	4	8	4
5	1	5	1
0	2	6	2
7	3	7	3
8	4	8	4
5	1	5	1

124-15-3

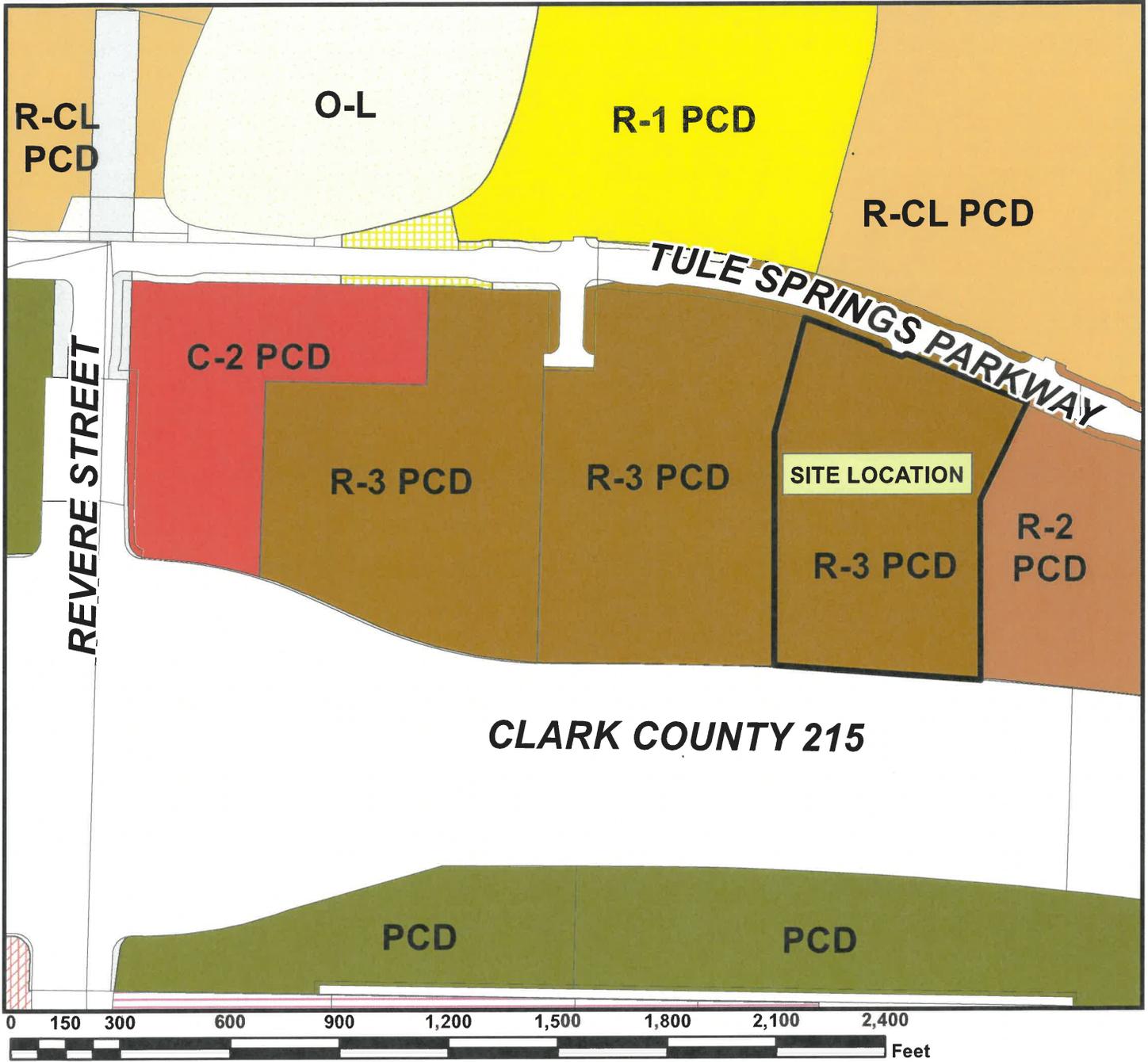


TAX DIST 250



THE CITY OF NORTH LAS VEGAS

Location & Zoning Map



Applicant: D.R. Horton, Inc.
Application Type: Property Reclassification
Request: A Property Reclassification of 11.85 Acres from R-3 PCD(High Density Residential Planned Community Development District) to R-2 PCD (Medium High Density Residential Planned Community Development District)
Project Info: North of Clark County 215 and Approximately 1,800 Feet East of Revere Street
Case Number: ZN-08-2024

08/06/2024

