

February 12, 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: Zone Changes and Tentative Map for the Villages at Tule Springs Parcel 1.25
(APN: 124-15-810-001) and Parcel 1.26 (APN: 124-15-810-002)***

Dear Duane:

Our office represents D.R. Horton (the "Applicant"), the Village Developer for Village 1 at the Villages of Tule Springs. The Applicant is requesting a zone change on what is known as Parcel 1.25 from RZ10 MPC, Residential Zoning up to 10 DU/AC and RZ13 MPC, Residential Zoning up to 13 DU/AC to R-2 / PCD, Medium-High Density Residential / Planned Community District. The Applicant is also requesting a zone change on what is known as Parcel 1.26 from RZ10 MPC, Residential Zoning up to 10 DU/AC to R-2 / PCD, Medium-High Density Residential / Planned Community District. The two zone changes and accompanying tentative map will allow for the development of 349 attached single family homes with an overall density of 12.90 unit/acre. Parcels 1.25 and 1.26 are master planned for Medium-High Density Residential within the Villages at Tule Springs, which allows up to 14.9 units/acre.

The proposed tentative map provides access from Tule Springs Parkway with a park at the entryway (AP 1.09). There is a combination of 3-plex units and 4-plex units to the west and the east of the entryway of the development. All of the units within the development will have a minimum of three bedrooms. The minimum interior lot size is 1,370 square feet and the minimum edge lot size is 1,750 square feet. There will be ample open space (in addition to AP 1.09) with 247,481 square feet provided where 209,400 square feet is required. Immediately east of the project, there will also be a larger community park (CP 1.02). There is also ample parking with 897 parking spaces where 873 parking spaces are required.

A Minor Modification is currently under review that would allow for the design and product type proposed for this project, similar to the design of Parcel 1.08 within the Villages at Tule Springs. Overall, the proposed project complies with the plan and guidelines for the Villages

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at Tule Springs and will add a variation of housing options along the eastern side of Village 1 at the Villages at Tule Springs.

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

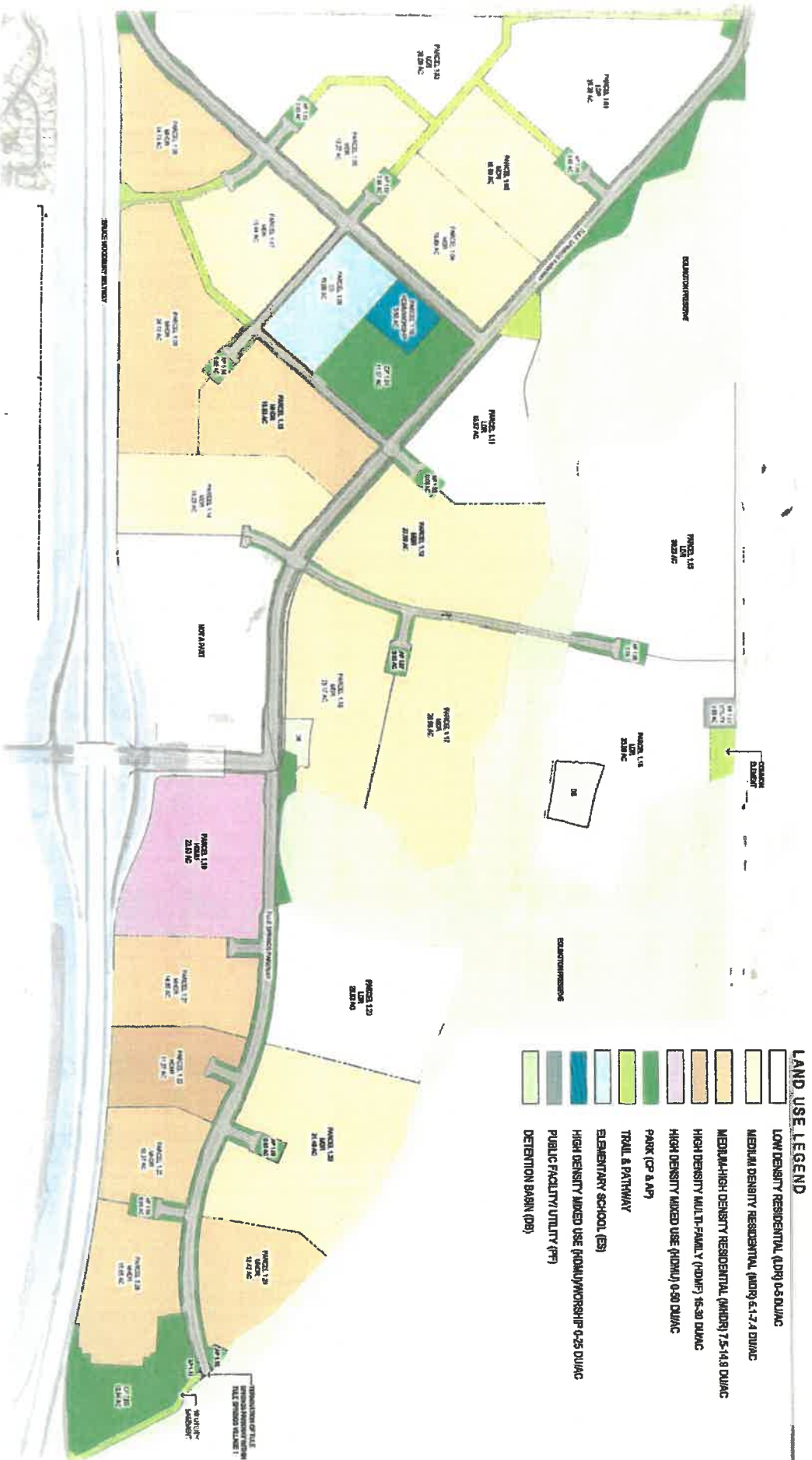
Very truly yours,

KAEMPFER CROWELL

A handwritten signature in black ink, appearing to read 'Stephanie Hardie Allen', written in a cursive style.

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	PLF	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	24.83	RES	4.40	118
	1.21	14.55	RES	13.75	200
	1.22	11.27	MU	27.51	310
	1.23	31.48	RES	5.88	185
	1.24	12.42	RES	7.97	99
	1.25	10.97	RES	14.46	130
	1.26	15.65	RES	14.44	238
	Sub-Total	510.42			4,300
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	404.81			2,462
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	139
	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	183.58			1,286
4	4.01	17.61	RES	9.61	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	83.23			543
Total		1287.04			6683

Table Legend

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	-15
27.69	5.00	138	1
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
507.74		4,300	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
195.81		1,286	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	139	0
18.18	7.00	128	0
17.02	10.30	186	0
7.77	0.00	0	0
183.58		1,286	0
17.61	9.61	164	0
24.9	8.00	199	0
24.86	7.40	184	0
16.06	6.00	96	0
83.23		543	0

NEIGHBORHOOD MEETING SUMMARY

DR Horton – Villages of Tule Springs
Parcels 1.24 – 1.26
August 15, 2023

On August 15, 2023, Misha Ray of Kaempfer Crowell hosted a neighborhood meeting at the Aliante Library for parcels 1.24, 1.25 and 1.26 within the Village of Tule Springs to discuss a proposed zone change, tentative map, and modifications to the Development Agreement.

Two neighbors attended the meeting. Following a presentation of the application, neighbors posed questions relating to timeline for development, product types, and general questions relating to development in Tule Springs. The neighbors did not express opposition to the application.

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.

USE THIS SCALE FEET WHEN MAP REDUCED FROM 11X17 ORIGINAL



Briana Johnson - Assessor

PARCEL BOUNDARY		CONDOMINIUM UNIT	007 PARCEL NUMBER
SUB BOUNDARY		AIR SPACE POL.	001 PARCEL NUMBER
PULD BOUNDARY		RIGHT OF WAY PCL	1.00 ACREAGE
PARL EASEMENT LINE		SUB-SURFACE PCL	202 PARCEL, SUBSECT NUMBERS
HISTORIC LOT LINE			PL 28-65 PLATT RECORDING NUMBER
HISTORIC PULD BOUNDARY			5 BLOCK NUMBER
SECTION LINE			6 LOT NUMBER
			GLS 99% LOT NUMBER

Scale: 1" = 200'

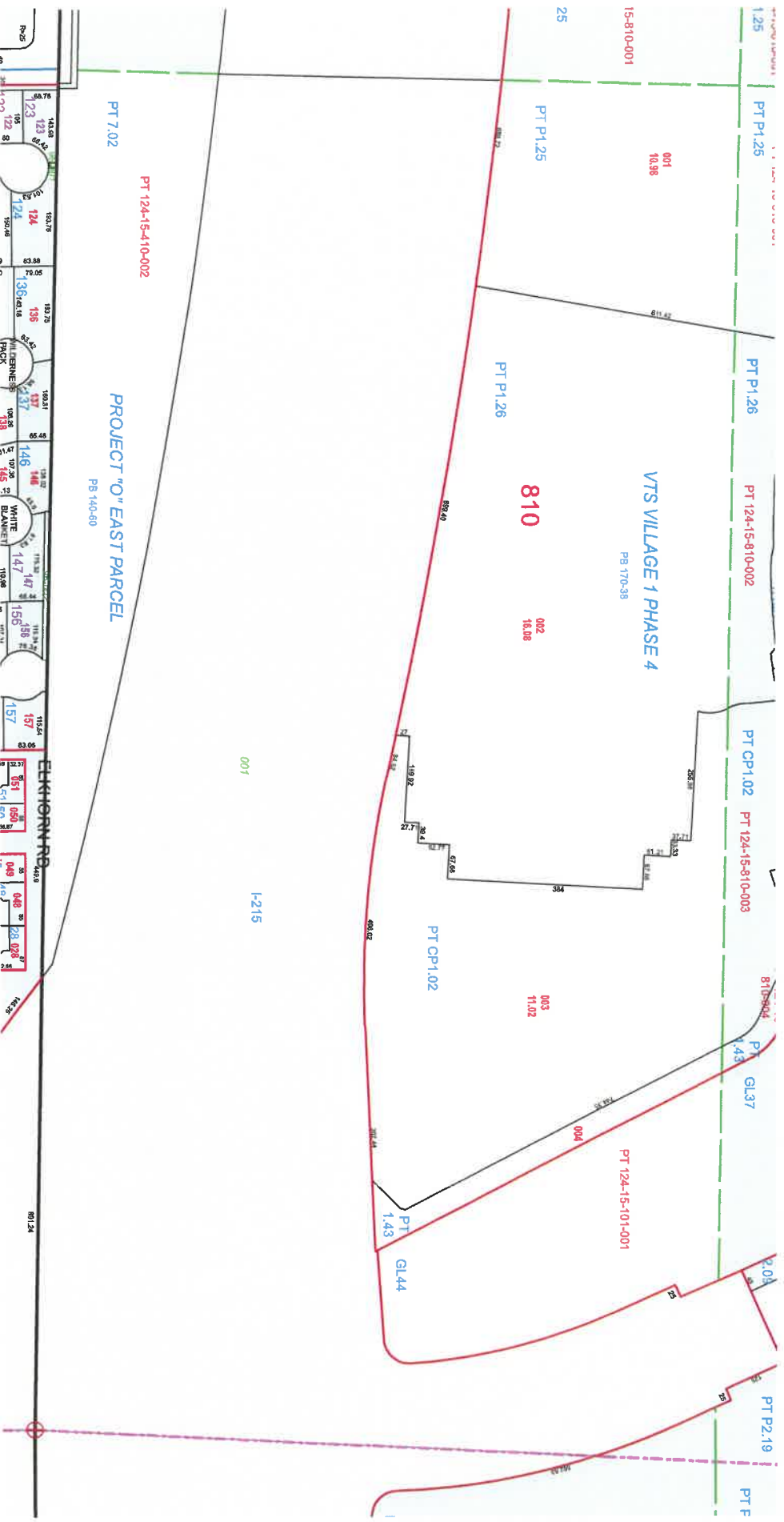
Scale: 1" = 200'

15

Rev: 6/14/2023

MAP		S2SE4	
8	4	8	4
5	1	5	1
6	2	6	2
7	3	7	3
8	4	8	4
5	1	5	1

5 1 5

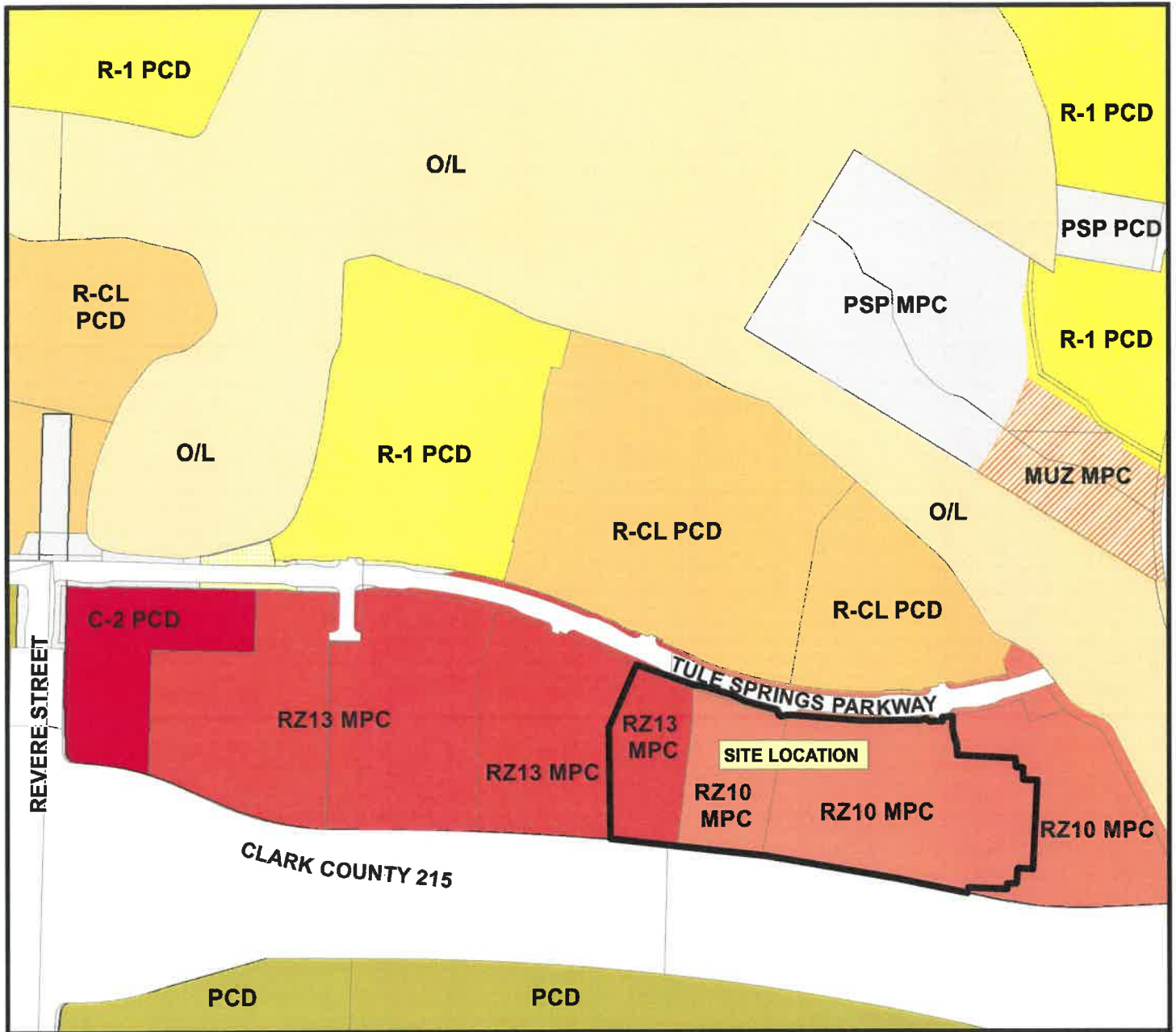


TAX DIST 250



THE CITY OF NORTH LAS VEGAS

Location & Zoning Map



0 150300 600 900 1,200 1,500 1,800 2,100 2,400 2,700 3,000 3,300 3,600 3,900
Feet

Applicant: DR Horton, Inc.
Application Type: Property Reclassification
Request: From RZ 10 MPC (Residential Zone up to 10 du/ac Master Planned Community District) and RZ 13 MPC (Residential Zone up to 13 du/ac Master Planned Community District) to a R-2 PCD (Medium-High Density Residential Planned Community District)
Project Info: South of Tule Springs Parkway and approximately a half-mile east of Revere Street
Case Number: ZN-16-2023

02/08/2024

