



**November 22, 2022**

W.O # 8174

CITY OF NORTH LAS VEGAS  
**Planning Department**  
2250 Las Vegas Boulevard  
North Las Vegas, Nevada 89130  
Attention: Planning Department

**Subject: Parcel 1.12 - The Villages at Tule Springs (Letter of Intent)**  
**RE: APN's 124-16-601-002 – 28.10 Gross Acres**

Planning Department:

Subject: 1. Zone Change  
2. Tentative Map

On behalf of our client DR Horton, VTN Nevada is requesting the approval of a Zone Change and Tentative Map for the above referenced parcel. DR Horton is proposing to develop the subject parcels of land as a 142-Lot residential development with a proposed zoning of R-CL (Single-Family Compact Lot Residential District) within Phase 3 of Village 1 of The Villages at Tule Springs Master Development Plan as approved on June 3, 2015, updated May 18, 2016; and within the jurisdiction of the City of North Las Vegas.

The proposed residential development is located North of Tule Springs Parkway and East of Elkhorn Road.

**Project Information:**

The project consists of 28.10 +-acre (gross).

The project site is bound by properties with planned land use and zoning as follows:

- North: OL (Open Lands – Vacant and MPC-RZ-6 (Parcel 1.15 and 1.16)
- South: Planned Community District Park (PSP-PCD)
- East: MPC RZ-6 – (Master Planned Community Residential Zone Up to 6 DU/AC)
- West: OL (Open Lands – Vacant)

**Land Use Cases**

**1. Property Reclassification**

Rezoning from MPC-RZ-10 (Master Planned Community Residential Zone Up to 10DU/AC to R-CL (Single-Family Compact Lot Residential District)

**2. Tentative Map**

For a 142-lot residential subdivision within Phase 3 of Village 1 of The Villages at Tule Springs Master Plan community

## **The Project**

The proposed development will consist of the following uses:

The plans depict a proposed single-family residential development consisting of 142 residential lots on approximately 28.10 +/- acres for an overall density of 5.05 dwelling units per gross acre.

The proposed community will not be providing a community open space/park area within the development; however, the proposed lots will be providing a minimum of 600 square feet of private open space within the back yard of each home. The Villages at Tule Springs includes a public park, and a system of trails and pathways which will provide recreational amenities for the entire master plan. There is 11.5-acre park located at the south east corner of Tule Springs Boulevard and Elkhorn Road between Parcel 1.04 and Parcel 1.13, and an association park at the project entry.

The development will be accessed from Tule Spring Parkway. Tule Springs Parkway is currently accessed via a 76-foot public street with no improvements currently. The future improvement includes full public street improvements, pavement, curb and gutter, sidewalks, streetlights, landscaping buffers along the frontage, etc., The subject parcel's main access will be via a 66-foot private entrance (identified as "Upper Sonoran Road") to a 47-foot private street system. The private street system will include 37 feet curb to curb, roll curbs on each side and a 5-foot sidewalk on each side of the street. The proposed private street will meet the minimum requirements for street with The Villages at Tule Spring Master Plan for providing curvilinear street for street greater than 650 feet in length or providing a minimum of 25 feet of lateral deviation. Parcel 1.12 will also have an interconnection street system to Parcel 1.11. The applicant will also provide varying setbacks for the proposed homes in order to create a more an interesting streetscape.

There are existing commercial centers located to the west of the site. This includes Aliante Hotel and Casino and a mixed use of commercial properties including a Community Center and golf course which will provide services for the future residents.

## **Architectural Plans**

### **Single Family**

The elevations for the development consist of five (5) models. Each model has three (3) elevations including covered entrances, building pop-outs, etc. All elevations on the plans depict enhanced architectural elements. The floor plans show homes ranging in size from 1,611 to 2,754 square feet (livable area) with options, which may further increase the area of each model. Each model will have a minimum 2 car garages (front-loaded).

## **Public Utilities**

### **Sanitary Sewer**

Sewer service is provided from exiting (8) eight-inch main line sanitary sewer line located in Tule Springs Parkway. There will also be parcel to parcel connection to Parcel 1.11. The applicant is proposing to connect to this line to provide service to the proposed development.

Water

Existing water service is also located in Tule Springs Parkway, which consists of a sixteen (16) inch line. The applicant is proposing to connect to the eight (8) inch line to service the development.

Storm Drainage

Drainage from the site will be directed through the internal private streets and conveyed to an existing storm drain line in Tule Springs Parkway. There is an existing 42-inch RCP-SD line located and stubbed at the entrance to the development in Upper Sonoran Road. Any on-site drainage will be conveyed through the site to the existing system and will conform to City of North Las Vegas standards.

Flood Zone

The subject property is not within a flood zone "A" per Firm Panel # 1766.

We thank you in advance for your time and consideration. If you have any questions or comments, please feel free to contact me at 702-873-7550.

Sincerely,

*Jeffrey Armstrong*

Jeffrey Armstrong  
Planning Manager

cc: Jeff Stevens, DR Horton  
Dave Edwards PE, VTN-Nevada





# FINAL MAP OF VTS VILLAGE 1 PHASE 3

A COMMON INTEREST COMMUNITY  
 BEING A SUBDIVISION OF PORTIONS OF REVERSIONARY AREA 1 AND REVERSIONARY AREA 2 OF THE REVERSIONARY FINAL MAP OF PROJECT "O" EAST PARCEL AS SHOWN BY MAP THEREOF IN BOOK 152,  
 PAGE 49 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA, LYING WITHIN SECTIONS 15 AND 16, TOWNSHIP 19 SOUTH, RANGE 01 EAST, M.D.M., CITY OF NORTH LAS VEGAS, CLARK COUNTY, NEVADA

**LEGAL DESCRIPTION (CONTINUED FROM SHEET 2)**

- 14) THENCE CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 20.00 FEET CONCAVE NORTHERLY, THROUGH A CENTRAL ANGLE OF 80°44'56", AN ARC LENGTH OF 47.02 FEET TO A POINT OF COMPOUND CURVATURE TO WHICH A RADIAL LINE BEARS SOUTH 33°01'08" WEST;
- 15) THENCE CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 108.00 FEET CONCAVE NORTHERLY, THROUGH A CENTRAL ANGLE OF 01°37'01", AN ARC LENGTH OF 30.00 FEET TO A POINT OF COMPOUND CURVATURE TO WHICH A RADIAL LINE BEARS SOUTH 54°28'07" WEST;
- 20) THENCE CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 25.00 FEET CONCAVE NORTHERLY, THROUGH A CENTRAL ANGLE OF 11°52'59", AN ARC LENGTH OF 5.19 FEET;
- 21) THENCE NORTH 42°27'35" WEST, 51.61 FEET;
- 22) THENCE CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 25.00 FEET CONCAVE SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF 06°35'55", AN ARC LENGTH OF 5.19 FEET TO A POINT OF REVERSE CURVATURE TO WHICH A RADIAL LINE BEARS NORTH 37°52'10" EAST;
- 23) THENCE CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 103.00 FEET CONCAVE NORTHERLY, THROUGH A CENTRAL ANGLE OF 02°50'20", AN ARC LENGTH OF 7.47 FEET;
- 24) THENCE NORTH 46°17'30" WEST, 8.45 FEET;
- 25) THENCE CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 25.00 FEET CONCAVE SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF 17°06'52", AN ARC LENGTH OF 7.47 FEET;
- 26) THENCE NORTH 85°24'22" WEST, 28.46 FEET;
- 27) THENCE CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 25.00 FEET CONCAVE NORTHERLY, THROUGH A CENTRAL ANGLE OF 17°06'52", AN ARC LENGTH OF 7.47 FEET;
- 28) THENCE NORTH 46°17'30" WEST 88.71 FEET TO A POINT ON THE NORTHERLY LINE OF THE AFORESAID "O" EAST PARCEL, PHASE 1, SUBDIVISION PLAT;
- 29) THENCE ALONG THE NORTHERLY LINE OF SAID SUBDIVISION PLAT, THE FOLLOWING LISTED (3) COURSES:
- 1) CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 30.00 FEET, CONCAVE EASTERLY, THROUGH A CENTRAL ANGLE OF 10°12'50", AN ARC LENGTH OF 47.12 FEET TO A POINT TO WHICH A RADIAL LINE BEARS NORTH 46°17'30" WEST;
- 2) THENCE NORTH 46°17'30" WEST, 86.00 FEET;
- 3) THENCE FROM A POINT TO WHICH A RADIAL LINE BEARS SOUTH 46°17'30" EAST, CURVING TO A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 47.12 FEET;
- 4) THENCE NORTH 46°17'30" WEST, 104.16 FEET;
- 5) THENCE NORTH 07°50'29" EAST, 59.643 FEET TO THE TO THE POINT OF BEGINNING, CONTAINING 101.53 ACRES, MORE OR LESS.

**PARCEL 3**

THAT PORTION OF REVERSIONARY AREA 1 AS SHOWN BY MAP THEREOF IN BOOK 152, PAGE 49 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA, LYING WITHIN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 15, TOWNSHIP 19 SOUTH, RANGE 01 EAST, M.D.M., CITY OF NORTH LAS VEGAS, CLARK COUNTY, NEVADA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THENCE ALONG THE SOUTHERLY LINE OF C&I 124 AND C&I 14, OF SAID SUBDIVISION PLAT, NORTH 01°28'52" EAST, 51.74 FEET TO A POINT ON THE NORTHERLY LINE OF SAID REVERSIONARY AREA 1;

THENCE ALONG THE NORTHERLY LINE OF SAID REVERSIONARY AREA 1, THE FOLLOWING SIX (6) COURSES:

- 1) FROM A POINT TO WHICH A RADIAL LINE BEARS SOUTH 19°20'49" WEST, CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 102.00 FEET, CONCAVE WESTERLY, THROUGH A CENTRAL ANGLE OF 14°21'45", AN ARC LENGTH OF 58.26 FEET;
- 2) THENCE SOUTH 84°41'56" EAST, 217.18 FEET;
- 3) THENCE CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 311.00 FEET, CONCAVE NORTHERLY, THROUGH A CENTRAL ANGLE OF 13°50'39", AN ARC LENGTH OF 73.57 FEET;
- 4) THENCE NORTH 81°47'05" EAST, 77.65 FEET;
- 5) THENCE NORTH 76°16'44" EAST, 233.05 FEET;
- 6) THENCE CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 232.00 FEET, CONCAVE TO A POINT TO WHICH A RADIAL LINE BEARS SOUTH 23°28'25" EAST;

THENCE DEPARTING THE NORTHERLY LINE OF SAID REVERSIONARY AREA 1, SOUTH 12°11'22" EAST, 62.5 FEET;

THENCE SOUTH 86°33'06" EAST, 54.53 FEET;

THENCE NORTH 72°20'00" EAST, 10.22 FEET;

THENCE CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 45.00 FEET, CONCAVE SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF 17°06'52", AN ARC LENGTH OF 7.47 FEET;

THENCE SOUTH 86°33'06" EAST, 60.00 FEET;

THENCE CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 45.00 FEET, CONCAVE SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF 17°06'52", AN ARC LENGTH OF 7.47 FEET;

THENCE SOUTH 78°20'40" EAST, 24.19 FEET;

THENCE SOUTH 86°33'06" EAST, 54.53 FEET;

- THENCE NORTH 46°19'19" EAST, 7.06 FEET;
  - THENCE SOUTH 86°41'55" EAST, 63.00 FEET;
  - THENCE NORTH 01°11'45" EAST, 11.46 FEET;
  - THENCE SOUTH 86°41'55" EAST, 63.00 FEET;
  - THENCE SOUTH 01°11'45" WEST, 5.00 FEET;
  - THENCE SOUTH 43°40'41" EAST, 2.51 FEET;
  - THENCE SOUTH 01°28'52" WEST, 130.70 FEET;
  - THENCE SOUTH 46°28'52" WEST, 7.07 FEET;
  - THENCE SOUTH 01°28'52" WEST, 221.50 FEET;
  - THENCE NORTH 86°33'06" WEST, 130.00 FEET;
  - THENCE SOUTH 01°28'52" WEST, 80.452 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID REVERSIONARY AREA 1;
  - THENCE ALONG THE SOUTHERLY LINE OF SAID REVERSIONARY AREA 1, THE FOLLOWING THIRTEEN (13) COURSES:
  - 1) FROM A POINT TO WHICH A RADIAL LINE BEARS SOUTH 07°22'19" WEST, CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 102.00 FEET, CONCAVE WESTERLY, THROUGH A CENTRAL ANGLE OF 21°51'24", AN ARC LENGTH OF 45.80 FEET;
  - 2) THENCE NORTH 85°16'11" WEST, 173.82 FEET;
  - 3) THENCE CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 112.00 FEET, CONCAVE SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF 19°04'32", AN ARC LENGTH OF 372.88 FEET;
  - 4) THENCE NORTH 84°20'43" WEST, 67.82 FEET;
  - 5) THENCE CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 60.00 FEET, CONCAVE NORTHERLY, THROUGH A CENTRAL ANGLE OF 87°16'24", AN ARC LENGTH OF 74.07 FEET;
  - 6) THENCE NORTH 01°04'19" WEST, 106.28 FEET;
  - 7) THENCE NORTH 01°47'29" EAST, 35.85 FEET;
  - 8) THENCE NORTH 88°12'39" WEST, 52.28 FEET;
  - 9) THENCE NORTH 01°47'28" EAST, 22.87 FEET;
  - 10) THENCE CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 80.00 FEET, CONCAVE EASTERLY, THROUGH A CENTRAL ANGLE OF 14°04'12", AN ARC LENGTH OF 24.07 FEET TO A POINT OF REVERSE CURVATURE TO WHICH A RADIAL LINE BEARS NORTH 74°02'20" WEST;
  - 11) THENCE CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 102.00 FEET, CONCAVE WESTERLY, THROUGH A CENTRAL ANGLE OF 14°04'12", AN ARC LENGTH OF 25.09 FEET;
  - 12) THENCE NORTH 01°47'28" EAST, 162.04 FEET;
  - 13) THENCE NORTH 02°03'17" WEST, 122.20 FEET;
- THENCE DEPARTING THE SOUTHERLY LINE OF SAID REVERSIONARY AREA 1, NORTH 02°03'17" WEST, 2.81 FEET;
- THENCE NORTH 01°28'52" EAST, 4.00 FEET TO A POINT ON THE SOUTHERLY LINE OF THE AFORESAID "O" EAST PARCEL, PHASE 1, SUBDIVISION PLAT;
- THENCE ALONG THE SOUTHERLY LINE OF SAID C&I 124, SOUTH 86°33'06" EAST, 210.12 FEET TO THE POINT OF BEGINNING,
- CONTAINING 283.53 ACRES, MORE OR LESS.
- CONTAINING 280.57 TOTAL ACRES, MORE OR LESS.



# FINAL MAP OF VTS VILLAGE 1 PHASE 3

BEING A SUBDIVISION OF PORTIONS OF REVERSIONARY AREA 1 AND REVERSIONARY AREA 2 OF THE "REVERSIONARY FINAL MAP OF PARENT FINAL MAP OF PROJECT 'O' EAST PARCEL" AS SHOWN BY MAP THEREOF IN BOOK 152, PAGE 49 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA, Lying WITHIN SECTIONS 15 AND 16, TOWNSHIP 19 SOUTH, RANGE 61 EAST, M.D.M., CITY OF NORTH LAS VEGAS, CLARK COUNTY, NEVADA



**LEGEND**

- SUBDIVISION BOUNDARY LINE
- SECTION LINE
- QUARTER SECTION LINE
- SYMBOLIC SECTION LINE
- ADJACENT PROPERTY LINE
- MATCH LINE
- ASSESSOR'S PARCEL NUMBER
- OFFICIAL RECORD
- FOUND AMOUNTMENT AS SHOWN AND DESCRIBED
- CALCULATED POINT PER BOOK 146, PAGE 60 OF PLATS
- PUBLIC STREET DEDICATED PER BOOK 106, PAGE 84 OF PLATS
- PUBLIC STREET DEDICATED PER BOOK 159, PAGE 3 OF PLATS
- PUBLIC STREET DEDICATED PER BOOK 117, PAGE 19 OF PLATS

**LOT TABULATION**

LOT	COMMON ELEMENTS	PUBLIC STREETS (6.15 ACRES)
1	0	0
2	0	0
3	0	0

**MAP REFERENCES**

- BOOK 140, PAGE 60 OF PLATS
- BOOK 152, PAGE 49 OF PLATS
- BOOK 156, PAGE 60 OF PLATS
- BOOK 159, PAGE 3 OF PLATS
- FILE 121, PAGE 27 OF PARCEL MAPS
- FILE 121, PAGE 35 OF SURVEYS
- FILE 120, PAGE 35 OF SURVEYS
- FILE 120, PAGE 19 OF SURVEYS

**SHEET 4 OF 11**  
**BOOK 154, PAGE 15**



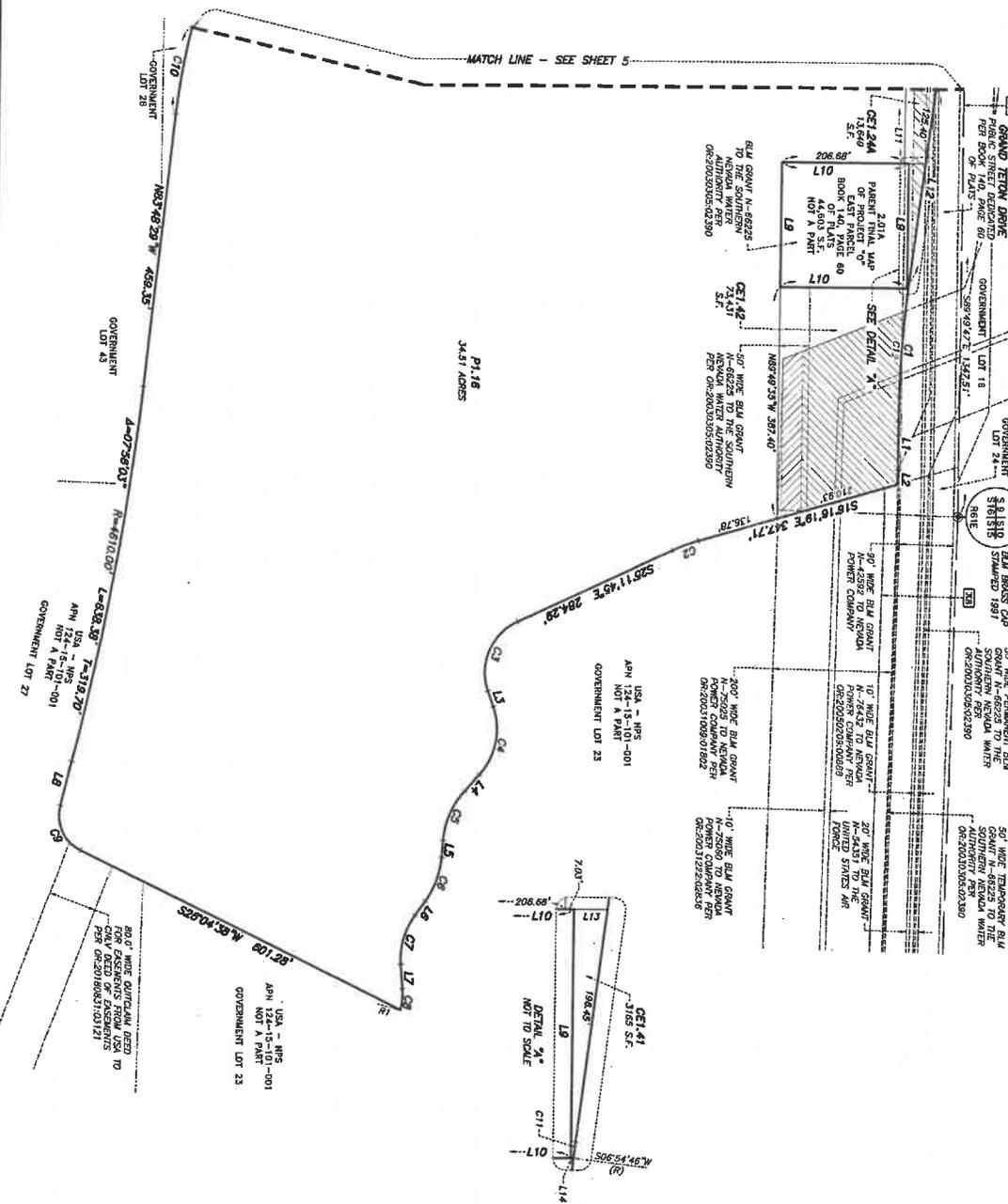
# FINAL MAP OF VTS VILLAGE 1 PHASE 3

A COMMON INTEREST COMMUNITY  
BEING A SUBDIVISION OF PORTIONS OF REVERSIONARY AREA 1 AND REVERSIONARY AREA 2 OF THE TRUSTEES' FINAL MAP OF PROJECT "D" EAST PARCEL AS SHOWN BY MAP THEREOF IN BOOK 132,  
PAGE 49 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA, LYING WITHIN SECTIONS 15 AND 16, TOWNSHIP 19 SOUTH, RANGE 61 EAST, M.D.M., CITY OF NORTH LAS VEGAS, CLARK COUNTY, NEVADA

- NOTES:**
- COMMON ELEMENTS CE1.06, CE1.07, CE1.11, CE1.12B, CE1.12C, CE1.13, CE1.14, CE1.15A, CE1.16, CE1.17, CE1.18, CE1.19, CE1.20, CE1.21, CE1.22, CE1.23, CE1.24, CE1.25, CE1.26, CE1.27, CE1.28, CE1.29, CE1.30, CE1.31, CE1.32, CE1.33, CE1.34, CE1.35, CE1.36, CE1.37, CE1.38, CE1.39, CE1.40, CE1.41, CE1.42, CE1.43, CE1.44, CE1.45, CE1.46, CE1.47, CE1.48, CE1.49, CE1.50, CE1.51, CE1.52, CE1.53, CE1.54, CE1.55, CE1.56, CE1.57, CE1.58, CE1.59, CE1.60, CE1.61, CE1.62, CE1.63, CE1.64, CE1.65, CE1.66, CE1.67, CE1.68, CE1.69, CE1.70, CE1.71, CE1.72, CE1.73, CE1.74, CE1.75, CE1.76, CE1.77, CE1.78, CE1.79, CE1.80, CE1.81, CE1.82, CE1.83, CE1.84, CE1.85, CE1.86, CE1.87, CE1.88, CE1.89, CE1.90, CE1.91, CE1.92, CE1.93, CE1.94, CE1.95, CE1.96, CE1.97, CE1.98, CE1.99, CE1.100, CE1.101, CE1.102, CE1.103, CE1.104, CE1.105, CE1.106, CE1.107, CE1.108, CE1.109, CE1.110, CE1.111, CE1.112, CE1.113, CE1.114, CE1.115, CE1.116, CE1.117, CE1.118, CE1.119, CE1.120, CE1.121, CE1.122, CE1.123, CE1.124, CE1.125, CE1.126, CE1.127, CE1.128, CE1.129, CE1.130, CE1.131, CE1.132, CE1.133, CE1.134, CE1.135, CE1.136, CE1.137, CE1.138, CE1.139, CE1.140, CE1.141, CE1.142, CE1.143, CE1.144, CE1.145, CE1.146, CE1.147, CE1.148, CE1.149, CE1.150, CE1.151, CE1.152, CE1.153, CE1.154, CE1.155, CE1.156, CE1.157, CE1.158, CE1.159, CE1.160, CE1.161, CE1.162, CE1.163, CE1.164, CE1.165, CE1.166, CE1.167, CE1.168, CE1.169, CE1.170, CE1.171, CE1.172, CE1.173, CE1.174, CE1.175, CE1.176, CE1.177, CE1.178, CE1.179, CE1.180, CE1.181, CE1.182, CE1.183, CE1.184, CE1.185, CE1.186, CE1.187, CE1.188, CE1.189, CE1.190, CE1.191, CE1.192, CE1.193, CE1.194, CE1.195, CE1.196, CE1.197, CE1.198, CE1.199, CE1.200, CE1.201, CE1.202, CE1.203, CE1.204, CE1.205, CE1.206, CE1.207, CE1.208, CE1.209, CE1.210, CE1.211, CE1.212, CE1.213, CE1.214, CE1.215, CE1.216, CE1.217, CE1.218, CE1.219, CE1.220, CE1.221, CE1.222, CE1.223, CE1.224, CE1.225, CE1.226, CE1.227, CE1.228, CE1.229, CE1.230, CE1.231, CE1.232, CE1.233, CE1.234, CE1.235, CE1.236, CE1.237, CE1.238, CE1.239, CE1.240, CE1.241, CE1.242, CE1.243, CE1.244, CE1.245, CE1.246, CE1.247, CE1.248, CE1.249, CE1.250, CE1.251, CE1.252, CE1.253, CE1.254, CE1.255, CE1.256, CE1.257, CE1.258, CE1.259, CE1.260, CE1.261, CE1.262, CE1.263, CE1.264, CE1.265, CE1.266, CE1.267, CE1.268, CE1.269, CE1.270, CE1.271, CE1.272, CE1.273, CE1.274, CE1.275, CE1.276, CE1.277, CE1.278, CE1.279, CE1.280, CE1.281, CE1.282, CE1.283, CE1.284, CE1.285, CE1.286, CE1.287, CE1.288, CE1.289, CE1.290, CE1.291, CE1.292, CE1.293, CE1.294, CE1.295, CE1.296, CE1.297, CE1.298, CE1.299, CE1.300, CE1.301, CE1.302, CE1.303, CE1.304, CE1.305, CE1.306, CE1.307, CE1.308, CE1.309, CE1.310, CE1.311, CE1.312, CE1.313, CE1.314, CE1.315, CE1.316, CE1.317, CE1.318, CE1.319, CE1.320, CE1.321, CE1.322, CE1.323, CE1.324, CE1.325, CE1.326, CE1.327, CE1.328, CE1.329, CE1.330, CE1.331, CE1.332, CE1.333, CE1.334, CE1.335, CE1.336, CE1.337, CE1.338, CE1.339, CE1.340, CE1.341, CE1.342, CE1.343, CE1.344, CE1.345, CE1.346, CE1.347, CE1.348, CE1.349, CE1.350, CE1.351, CE1.352, CE1.353, CE1.354, CE1.355, CE1.356, CE1.357, CE1.358, CE1.359, CE1.360, CE1.361, CE1.362, CE1.363, CE1.364, CE1.365, CE1.366, CE1.367, CE1.368, CE1.369, CE1.370, CE1.371, CE1.372, CE1.373, CE1.374, CE1.375, CE1.376, CE1.377, CE1.378, CE1.379, CE1.380, CE1.381, CE1.382, CE1.383, CE1.384, CE1.385, CE1.386, CE1.387, CE1.388, CE1.389, CE1.390, CE1.391, CE1.392, CE1.393, CE1.394, CE1.395, CE1.396, CE1.397, CE1.398, CE1.399, CE1.400, CE1.401, CE1.402, CE1.403, CE1.404, CE1.405, CE1.406, CE1.407, CE1.408, CE1.409, CE1.410, CE1.411, CE1.412, CE1.413, CE1.414, CE1.415, CE1.416, CE1.417, CE1.418, CE1.419, CE1.420, CE1.421, CE1.422, CE1.423, CE1.424, CE1.425, CE1.426, CE1.427, CE1.428, CE1.429, CE1.430, CE1.431, CE1.432, CE1.433, CE1.434, CE1.435, CE1.436, CE1.437, CE1.438, CE1.439, CE1.440, CE1.441, CE1.442, CE1.443, CE1.444, CE1.445, CE1.446, CE1.447, CE1.448, CE1.449, CE1.450, CE1.451, CE1.452, CE1.453, CE1.454, CE1.455, CE1.456, CE1.457, CE1.458, CE1.459, CE1.460, CE1.461, CE1.462, CE1.463, CE1.464, CE1.465, CE1.466, CE1.467, CE1.468, CE1.469, CE1.470, CE1.471, CE1.472, CE1.473, CE1.474, CE1.475, CE1.476, CE1.477, CE1.478, CE1.479, CE1.480, CE1.481, CE1.482, CE1.483, CE1.484, CE1.485, CE1.486, CE1.487, CE1.488, CE1.489, CE1.490, CE1.491, CE1.492, CE1.493, CE1.494, CE1.495, CE1.496, CE1.497, CE1.498, CE1.499, CE1.500, CE1.501, CE1.502, CE1.503, CE1.504, CE1.505, CE1.506, CE1.507, CE1.508, CE1.509, CE1.510, CE1.511, CE1.512, CE1.513, CE1.514, CE1.515, CE1.516, CE1.517, CE1.518, CE1.519, CE1.520, CE1.521, CE1.522, CE1.523, CE1.524, CE1.525, CE1.526, CE1.527, CE1.528, CE1.529, CE1.530, CE1.531, CE1.532, CE1.533, CE1.534, CE1.535, CE1.536, CE1.537, CE1.538, CE1.539, CE1.540, CE1.541, CE1.542, CE1.543, CE1.544, CE1.545, CE1.546, CE1.547, CE1.548, CE1.549, CE1.550, CE1.551, CE1.552, CE1.553, CE1.554, CE1.555, CE1.556, CE1.557, CE1.558, CE1.559, CE1.560, CE1.561, CE1.562, CE1.563, CE1.564, CE1.565, CE1.566, CE1.567, CE1.568, CE1.569, CE1.570, CE1.571, CE1.572, CE1.573, CE1.574, CE1.575, CE1.576, CE1.577, CE1.578, CE1.579, CE1.580, CE1.581, CE1.582, CE1.583, CE1.584, CE1.585, CE1.586, CE1.587, CE1.588, CE1.589, CE1.590, CE1.591, CE1.592, CE1.593, CE1.594, CE1.595, CE1.596, CE1.597, CE1.598, CE1.599, CE1.600, CE1.601, CE1.602, CE1.603, CE1.604, CE1.605, CE1.606, CE1.607, CE1.608, CE1.609, CE1.610, CE1.611, CE1.612, CE1.613, CE1.614, CE1.615, CE1.616, CE1.617, CE1.618, CE1.619, CE1.620, CE1.621, CE1.622, CE1.623, CE1.624, CE1.625, CE1.626, CE1.627, CE1.628, CE1.629, CE1.630, CE1.631, CE1.632, CE1.633, CE1.634, CE1.635, CE1.636, CE1.637, CE1.638, CE1.639, CE1.640, CE1.641, CE1.642, CE1.643, CE1.644, CE1.645, CE1.646, CE1.647, CE1.648, CE1.649, CE1.650, CE1.651, CE1.652, CE1.653, CE1.654, CE1.655, CE1.656, CE1.657, CE1.658, CE1.659, CE1.660, CE1.661, CE1.662, CE1.663, CE1.664, CE1.665, CE1.666, CE1.667, CE1.668, CE1.669, CE1.670, CE1.671, CE1.672, CE1.673, CE1.674, CE1.675, CE1.676, CE1.677, CE1.678, CE1.679, CE1.680, CE1.681, CE1.682, CE1.683, CE1.684, CE1.685, CE1.686, CE1.687, CE1.688, CE1.689, CE1.690, CE1.691, CE1.692, CE1.693, CE1.694, CE1.695, CE1.696, CE1.697, CE1.698, CE1.699, CE1.700, CE1.701, CE1.702, CE1.703, CE1.704, CE1.705, CE1.706, CE1.707, CE1.708, CE1.709, CE1.710, CE1.711, CE1.712, CE1.713, CE1.714, CE1.715, CE1.716, CE1.717, CE1.718, CE1.719, CE1.720, CE1.721, CE1.722, CE1.723, CE1.724, CE1.725, CE1.726, CE1.727, CE1.728, CE1.729, CE1.730, CE1.731, CE1.732, CE1.733, CE1.734, CE1.735, CE1.736, CE1.737, CE1.738, CE1.739, CE1.740, CE1.741, CE1.742, CE1.743, CE1.744, CE1.745, CE1.746, CE1.747, CE1.748, CE1.749, CE1.750, CE1.751, CE1.752, CE1.753, CE1.754, CE1.755, CE1.756, CE1.757, CE1.758, CE1.759, CE1.760, CE1.761, CE1.762, CE1.763, CE1.764, CE1.765, CE1.766, CE1.767, CE1.768, CE1.769, CE1.770, CE1.771, CE1.772, CE1.773, CE1.774, CE1.775, CE1.776, CE1.777, CE1.778, CE1.779, CE1.780, CE1.781, CE1.782, CE1.783, CE1.784, CE1.785, CE1.786, CE1.787, CE1.788, CE1.789, CE1.790, CE1.791, CE1.792, CE1.793, CE1.794, CE1.795, CE1.796, CE1.797, CE1.798, CE1.799, CE1.800, CE1.801, CE1.802, CE1.803, CE1.804, CE1.805, CE1.806, CE1.807, CE1.808, CE1.809, CE1.810, CE1.811, CE1.812, CE1.813, CE1.814, CE1.815, CE1.816, CE1.817, CE1.818, CE1.819, CE1.820, CE1.821, CE1.822, CE1.823, CE1.824, CE1.825, CE1.826, CE1.827, CE1.828, CE1.829, CE1.830, CE1.831, CE1.832, CE1.833, CE1.834, CE1.835, CE1.836, CE1.837, CE1.838, CE1.839, CE1.840, CE1.841, CE1.842, CE1.843, CE1.844, CE1.845, CE1.846, CE1.847, CE1.848, CE1.849, CE1.850, CE1.851, CE1.852, CE1.853, CE1.854, CE1.855, CE1.856, CE1.857, CE1.858, CE1.859, CE1.860, CE1.861, CE1.862, CE1.863, CE1.864, CE1.865, CE1.866, CE1.867, CE1.868, CE1.869, CE1.870, CE1.871, CE1.872, CE1.873, CE1.874, CE1.875, CE1.876, CE1.877, CE1.878, CE1.879, CE1.880, CE1.881, CE1.882, CE1.883, CE1.884, CE1.885, CE1.886, CE1.887, CE1.888, CE1.889, CE1.890, CE1.891, CE1.892, CE1.893, CE1.894, CE1.895, CE1.896, CE1.897, CE1.898, CE1.899, CE1.900, CE1.901, CE1.902, CE1.903, CE1.904, CE1.905, CE1.906, CE1.907, CE1.908, CE1.909, CE1.910, CE1.911, CE1.912, CE1.913, CE1.914, CE1.915, CE1.916, CE1.917, CE1.918, CE1.919, CE1.920, CE1.921, CE1.922, CE1.923, CE1.924, CE1.925, CE1.926, CE1.927, CE1.928, CE1.929, CE1.930, CE1.931, CE1.932, CE1.933, CE1.934, CE1.935, CE1.936, CE1.937, CE1.938, CE1.939, CE1.940, CE1.941, CE1.942, CE1.943, CE1.944, CE1.945, CE1.946, CE1.947, CE1.948, CE1.949, CE1.950, CE1.951, CE1.952, CE1.953, CE1.954, CE1.955, CE1.956, CE1.957, CE1.958, CE1.959, CE1.960, CE1.961, CE1.962, CE1.963, CE1.964, CE1.965, CE1.966, CE1.967, CE1.968, CE1.969, CE1.970, CE1.971, CE1.972, CE1.973, CE1.974, CE1.975, CE1.976, CE1.977, CE1.978, CE1.979, CE1.980, CE1.981, CE1.982, CE1.983, CE1.984, CE1.985, CE1.986, CE1.987, CE1.988, CE1.989, CE1.990, CE1.991, CE1.992, CE1.993, CE1.994, CE1.995, CE1.996, CE1.997, CE1.998, CE1.999, CE1.1000.

- EXISTING EASEMENTS**
- WORKING DEED AND AGREEMENT PER OR-20180831-03130

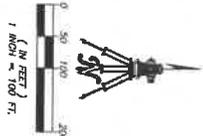
- LEGEND**
- SUBDIVISION BOUNDARY LINE
  - SECTION LINE
  - LOT LINE
  - STREET CENTERLINE
  - STREET CENTERLINE
  - LOT LINE
  - EXISTING LINE
  - LOT LINE
  - MATCH LINE
  - LOT NUMBER
  - COMMON ELEMENT
  - ROUND BOUNDARY AS SHOWN AND DESCRIBED
  - OPTICAL RECORDS
  - SQUARE FEET
  - ROUND FEET
  - ROUND LINE LABEL
  - ROUND LINE LABEL
  - LINE SEGMENT LABEL
  - CURVE SEGMENT LABEL
  - NE ENERGY EASEMENT GRANTED PER OR-20180831-03130 AND OR-20180831-03131
  - NE ENERGY EASEMENT GRANTED PER OR-20180831-03130 AND OR-20180831-03131



LINE	BEARING	DISTANCE
L1	S89°41'47"	607.25
L2	S89°51'30"	24.12
L3	N70°28'53"	27.99
L4	N70°28'53"	27.99
L5	S89°43'17"	25.36
L6	S84°18'20"	28.82
L7	N83°13'30"	41.45
L8	N89°48'53"	208.72
L9	S00°10'25"	213.71
L10	S00°10'25"	213.71
L11	S89°48'47"	267.24
L12	S82°40'54"	331.05
L13	S84°43'48"	331.05
L14	S00°10'25"	213.71

CURVE	DELTA	RADIUS	LENGTH	PERCENT
C1	0°55'32"	2872.00	46.48	13.16
C2	6°17'49"	54.00	136.35	65.13
C3	60°29'09"	115.00	122.11	67.94
C4	31°28'57"	144.00	91.21	47.72
C5	40°08'10"	125.00	67.56	45.60
C6	18°25'59"	112.00	36.06	18.16
C7	07°21'34"	116.00	14.50	5.26
C8	07°21'34"	116.00	14.50	5.26
C9	07°21'34"	116.00	14.50	5.26
C10	07°21'34"	116.00	14.50	5.26
C11	07°21'34"	116.00	14.50	5.26
C12	08°44'33"	1898.00	223.11	11.87

ROUND	BEARING
R1	N17°50'28"E





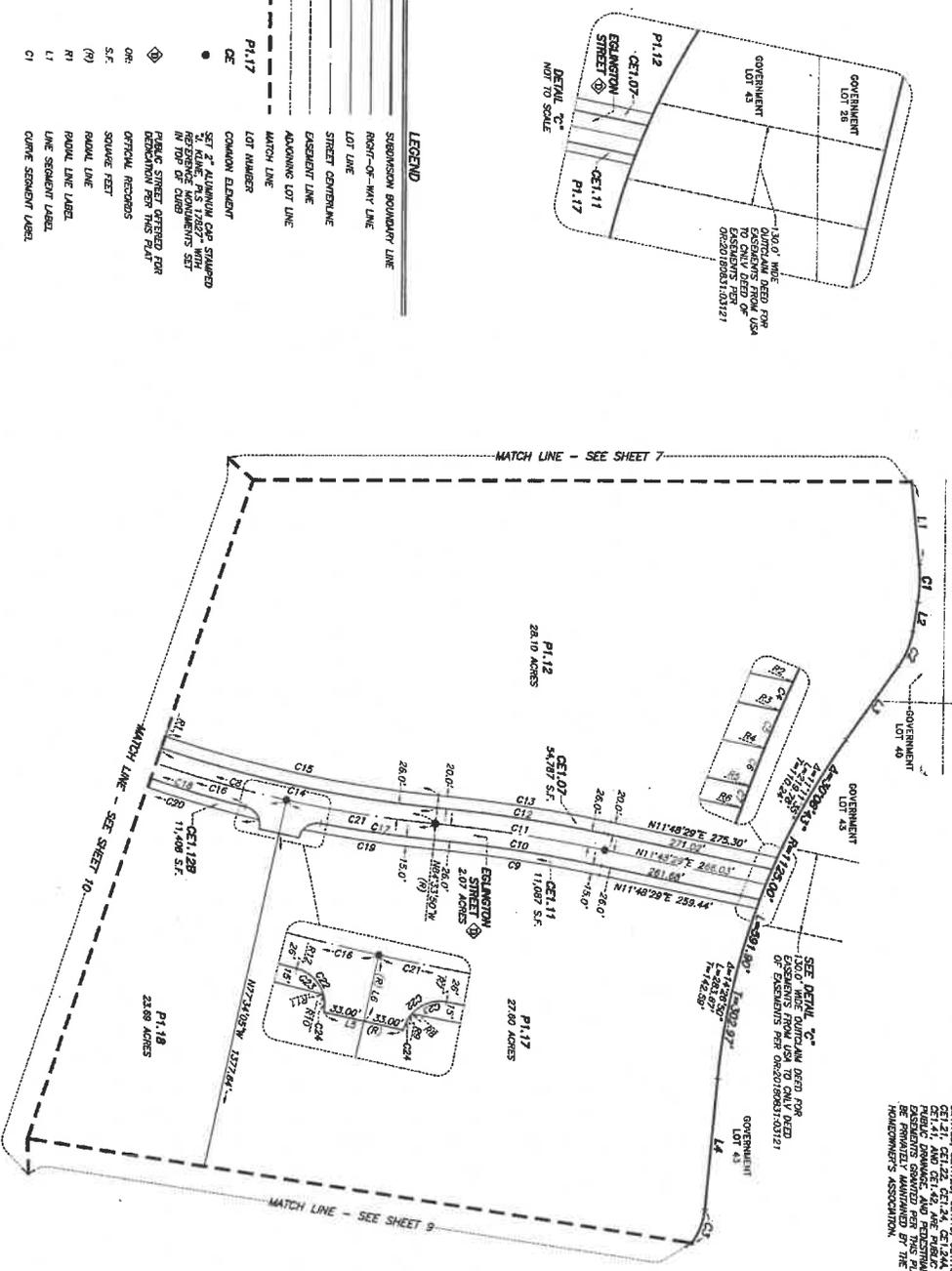
# FINAL MAP OF VTS VILLAGE 1 PHASE 3 A COMMON INTEREST COMMUNITY

BEING A SUBDIVISION OF PORTIONS OF RECREATIONARY AREA 1 AND RECREATIONARY AREA 2 OF THE RECREATIONARY FINAL MAP OF PROJECT "O" EAST PARCEL "A" AS SHOWN BY MAP THEREOF IN BOOK 152,  
PAGE 49 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA, LYING WITHIN SECTIONS 19 AND 18, TOWNSHIP 19 SOUTH, RANGE 61 EAST, M.D.M., CITY OF NORTH LAS VEGAS, CLARK COUNTY, NEVADA

USA - NRS  
APN 124-18-101-002  
NOT A PART  
GOVERNMENT LOT 28

**NOTES:**

- 1) COMMON ELEMENTS CE1.04, CE1.07, CE1.11, CE1.12, CE1.17, CE1.22, CE1.24, CE1.24A, CE1.40, CE1.41, CE1.42, CE1.43, CE1.44, CE1.45, CE1.46, CE1.47, CE1.48, CE1.49, CE1.50, CE1.51, CE1.52, CE1.53, CE1.54, CE1.55, CE1.56, CE1.57, CE1.58, CE1.59, CE1.60, CE1.61, CE1.62, CE1.63, CE1.64, CE1.65, CE1.66, CE1.67, CE1.68, CE1.69, CE1.70, CE1.71, CE1.72, CE1.73, CE1.74, CE1.75, CE1.76, CE1.77, CE1.78, CE1.79, CE1.80, CE1.81, CE1.82, CE1.83, CE1.84, CE1.85, CE1.86, CE1.87, CE1.88, CE1.89, CE1.90, CE1.91, CE1.92, CE1.93, CE1.94, CE1.95, CE1.96, CE1.97, CE1.98, CE1.99, CE1.100, CE1.101, CE1.102, CE1.103, CE1.104, CE1.105, CE1.106, CE1.107, CE1.108, CE1.109, CE1.110, CE1.111, CE1.112, CE1.113, CE1.114, CE1.115, CE1.116, CE1.117, CE1.118, CE1.119, CE1.120, CE1.121, CE1.122, CE1.123, CE1.124, CE1.125, CE1.126, CE1.127, CE1.128, CE1.129, CE1.130, CE1.131, CE1.132, CE1.133, CE1.134, CE1.135, CE1.136, CE1.137, CE1.138, CE1.139, CE1.140, CE1.141, CE1.142, CE1.143, CE1.144, CE1.145, CE1.146, CE1.147, CE1.148, CE1.149, CE1.150, CE1.151, CE1.152, CE1.153, CE1.154, CE1.155, CE1.156, CE1.157, CE1.158, CE1.159, CE1.160, CE1.161, CE1.162, CE1.163, CE1.164, CE1.165, CE1.166, CE1.167, CE1.168, CE1.169, CE1.170, CE1.171, CE1.172, CE1.173, CE1.174, CE1.175, CE1.176, CE1.177, CE1.178, CE1.179, CE1.180, CE1.181, CE1.182, CE1.183, CE1.184, CE1.185, CE1.186, CE1.187, CE1.188, CE1.189, CE1.190, CE1.191, CE1.192, CE1.193, CE1.194, CE1.195, CE1.196, CE1.197, CE1.198, CE1.199, CE1.200, CE1.201, CE1.202, CE1.203, CE1.204, CE1.205, CE1.206, CE1.207, CE1.208, CE1.209, CE1.210, CE1.211, CE1.212, CE1.213, CE1.214, CE1.215, CE1.216, CE1.217, CE1.218, CE1.219, CE1.220, CE1.221, CE1.222, CE1.223, CE1.224, CE1.225, CE1.226, CE1.227, CE1.228, CE1.229, CE1.230, CE1.231, CE1.232, CE1.233, CE1.234, CE1.235, CE1.236, CE1.237, CE1.238, CE1.239, CE1.240, CE1.241, CE1.242, CE1.243, CE1.244, CE1.245, CE1.246, CE1.247, CE1.248, CE1.249, CE1.250, CE1.251, CE1.252, CE1.253, CE1.254, CE1.255, CE1.256, CE1.257, CE1.258, CE1.259, CE1.260, CE1.261, CE1.262, CE1.263, CE1.264, CE1.265, CE1.266, CE1.267, CE1.268, CE1.269, CE1.270, CE1.271, CE1.272, CE1.273, CE1.274, CE1.275, CE1.276, CE1.277, CE1.278, CE1.279, CE1.280, CE1.281, CE1.282, CE1.283, CE1.284, CE1.285, CE1.286, CE1.287, CE1.288, CE1.289, CE1.290, CE1.291, CE1.292, CE1.293, CE1.294, CE1.295, CE1.296, CE1.297, CE1.298, CE1.299, CE1.300, CE1.301, CE1.302, CE1.303, CE1.304, CE1.305, CE1.306, CE1.307, CE1.308, CE1.309, CE1.310, CE1.311, CE1.312, CE1.313, CE1.314, CE1.315, CE1.316, CE1.317, CE1.318, CE1.319, CE1.320, CE1.321, CE1.322, CE1.323, CE1.324, CE1.325, CE1.326, CE1.327, CE1.328, CE1.329, CE1.330, CE1.331, CE1.332, CE1.333, CE1.334, CE1.335, CE1.336, CE1.337, CE1.338, CE1.339, CE1.340, CE1.341, CE1.342, CE1.343, CE1.344, CE1.345, CE1.346, CE1.347, CE1.348, CE1.349, CE1.350, CE1.351, CE1.352, CE1.353, CE1.354, CE1.355, CE1.356, CE1.357, CE1.358, CE1.359, CE1.360, CE1.361, CE1.362, CE1.363, CE1.364, CE1.365, CE1.366, CE1.367, CE1.368, CE1.369, CE1.370, CE1.371, CE1.372, CE1.373, CE1.374, CE1.375, CE1.376, CE1.377, CE1.378, CE1.379, CE1.380, CE1.381, CE1.382, CE1.383, CE1.384, CE1.385, CE1.386, CE1.387, CE1.388, CE1.389, CE1.390, CE1.391, CE1.392, CE1.393, CE1.394, CE1.395, CE1.396, CE1.397, CE1.398, CE1.399, CE1.400, CE1.401, CE1.402, CE1.403, CE1.404, CE1.405, CE1.406, CE1.407, CE1.408, CE1.409, CE1.410, CE1.411, CE1.412, CE1.413, CE1.414, CE1.415, CE1.416, CE1.417, CE1.418, CE1.419, CE1.420, CE1.421, CE1.422, CE1.423, CE1.424, CE1.425, CE1.426, CE1.427, CE1.428, CE1.429, CE1.430, CE1.431, CE1.432, CE1.433, CE1.434, CE1.435, CE1.436, CE1.437, CE1.438, CE1.439, CE1.440, CE1.441, CE1.442, CE1.443, CE1.444, CE1.445, CE1.446, CE1.447, CE1.448, CE1.449, CE1.450, CE1.451, CE1.452, CE1.453, CE1.454, CE1.455, CE1.456, CE1.457, CE1.458, CE1.459, CE1.460, CE1.461, CE1.462, CE1.463, CE1.464, CE1.465, CE1.466, CE1.467, CE1.468, CE1.469, CE1.470, CE1.471, CE1.472, CE1.473, CE1.474, CE1.475, CE1.476, CE1.477, CE1.478, CE1.479, CE1.480, CE1.481, CE1.482, CE1.483, CE1.484, CE1.485, CE1.486, CE1.487, CE1.488, CE1.489, CE1.490, CE1.491, CE1.492, CE1.493, CE1.494, CE1.495, CE1.496, CE1.497, CE1.498, CE1.499, CE1.500, CE1.501, CE1.502, CE1.503, CE1.504, CE1.505, CE1.506, CE1.507, CE1.508, CE1.509, CE1.510, CE1.511, CE1.512, CE1.513, CE1.514, CE1.515, CE1.516, CE1.517, CE1.518, CE1.519, CE1.520, CE1.521, CE1.522, CE1.523, CE1.524, CE1.525, CE1.526, CE1.527, CE1.528, CE1.529, CE1.530, CE1.531, CE1.532, CE1.533, CE1.534, CE1.535, CE1.536, CE1.537, CE1.538, CE1.539, CE1.540, CE1.541, CE1.542, CE1.543, CE1.544, CE1.545, CE1.546, CE1.547, CE1.548, CE1.549, CE1.550, CE1.551, CE1.552, CE1.553, CE1.554, CE1.555, CE1.556, CE1.557, CE1.558, CE1.559, CE1.560, CE1.561, CE1.562, CE1.563, CE1.564, CE1.565, CE1.566, CE1.567, CE1.568, CE1.569, CE1.570, CE1.571, CE1.572, CE1.573, CE1.574, CE1.575, CE1.576, CE1.577, CE1.578, CE1.579, CE1.580, CE1.581, CE1.582, CE1.583, CE1.584, CE1.585, CE1.586, CE1.587, CE1.588, CE1.589, CE1.590, CE1.591, CE1.592, CE1.593, CE1.594, CE1.595, CE1.596, CE1.597, CE1.598, CE1.599, CE1.600, CE1.601, CE1.602, CE1.603, CE1.604, CE1.605, CE1.606, CE1.607, CE1.608, CE1.609, CE1.610, CE1.611, CE1.612, CE1.613, CE1.614, CE1.615, CE1.616, CE1.617, CE1.618, CE1.619, CE1.620, CE1.621, CE1.622, CE1.623, CE1.624, CE1.625, CE1.626, CE1.627, CE1.628, CE1.629, CE1.630, CE1.631, CE1.632, CE1.633, CE1.634, CE1.635, CE1.636, CE1.637, CE1.638, CE1.639, CE1.640, CE1.641, CE1.642, CE1.643, CE1.644, CE1.645, CE1.646, CE1.647, CE1.648, CE1.649, CE1.650, CE1.651, CE1.652, CE1.653, CE1.654, CE1.655, CE1.656, CE1.657, CE1.658, CE1.659, CE1.660, CE1.661, CE1.662, CE1.663, CE1.664, CE1.665, CE1.666, CE1.667, CE1.668, CE1.669, CE1.670, CE1.671, CE1.672, CE1.673, CE1.674, CE1.675, CE1.676, CE1.677, CE1.678, CE1.679, CE1.680, CE1.681, CE1.682, CE1.683, CE1.684, CE1.685, CE1.686, CE1.687, CE1.688, CE1.689, CE1.690, CE1.691, CE1.692, CE1.693, CE1.694, CE1.695, CE1.696, CE1.697, CE1.698, CE1.699, CE1.700, CE1.701, CE1.702, CE1.703, CE1.704, CE1.705, CE1.706, CE1.707, CE1.708, CE1.709, CE1.710, CE1.711, CE1.712, CE1.713, CE1.714, CE1.715, CE1.716, CE1.717, CE1.718, CE1.719, CE1.720, CE1.721, CE1.722, CE1.723, CE1.724, CE1.725, CE1.726, CE1.727, CE1.728, CE1.729, CE1.730, CE1.731, CE1.732, CE1.733, CE1.734, CE1.735, CE1.736, CE1.737, CE1.738, CE1.739, CE1.740, CE1.741, CE1.742, CE1.743, CE1.744, CE1.745, CE1.746, CE1.747, CE1.748, CE1.749, CE1.750, CE1.751, CE1.752, CE1.753, CE1.754, CE1.755, CE1.756, CE1.757, CE1.758, CE1.759, CE1.760, CE1.761, CE1.762, CE1.763, CE1.764, CE1.765, CE1.766, CE1.767, CE1.768, CE1.769, CE1.770, CE1.771, CE1.772, CE1.773, CE1.774, CE1.775, CE1.776, CE1.777, CE1.778, CE1.779, CE1.780, CE1.781, CE1.782, CE1.783, CE1.784, CE1.785, CE1.786, CE1.787, CE1.788, CE1.789, CE1.790, CE1.791, CE1.792, CE1.793, CE1.794, CE1.795, CE1.796, CE1.797, CE1.798, CE1.799, CE1.800, CE1.801, CE1.802, CE1.803, CE1.804, CE1.805, CE1.806, CE1.807, CE1.808, CE1.809, CE1.810, CE1.811, CE1.812, CE1.813, CE1.814, CE1.815, CE1.816, CE1.817, CE1.818, CE1.819, CE1.820, CE1.821, CE1.822, CE1.823, CE1.824, CE1.825, CE1.826, CE1.827, CE1.828, CE1.829, CE1.830, CE1.831, CE1.832, CE1.833, CE1.834, CE1.835, CE1.836, CE1.837, CE1.838, CE1.839, CE1.840, CE1.841, CE1.842, CE1.843, CE1.844, CE1.845, CE1.846, CE1.847, CE1.848, CE1.849, CE1.850, CE1.851, CE1.852, CE1.853, CE1.854, CE1.855, CE1.856, CE1.857, CE1.858, CE1.859, CE1.860, CE1.861, CE1.862, CE1.863, CE1.864, CE1.865, CE1.866, CE1.867, CE1.868, CE1.869, CE1.870, CE1.871, CE1.872, CE1.873, CE1.874, CE1.875, CE1.876, CE1.877, CE1.878, CE1.879, CE1.880, CE1.881, CE1.882, CE1.883, CE1.884, CE1.885, CE1.886, CE1.887, CE1.888, CE1.889, CE1.890, CE1.891, CE1.892, CE1.893, CE1.894, CE1.895, CE1.896, CE1.897, CE1.898, CE1.899, CE1.900, CE1.901, CE1.902, CE1.903, CE1.904, CE1.905, CE1.906, CE1.907, CE1.908, CE1.909, CE1.910, CE1.911, CE1.912, CE1.913, CE1.914, CE1.915, CE1.916, CE1.917, CE1.918, CE1.919, CE1.920, CE1.921, CE1.922, CE1.923, CE1.924, CE1.925, CE1.926, CE1.927, CE1.928, CE1.929, CE1.930, CE1.931, CE1.932, CE1.933, CE1.934, CE1.935, CE1.936, CE1.937, CE1.938, CE1.939, CE1.940, CE1.941, CE1.942, CE1.943, CE1.944, CE1.945, CE1.946, CE1.947, CE1.948, CE1.949, CE1.950, CE1.951, CE1.952, CE1.953, CE1.954, CE1.955, CE1.956, CE1.957, CE1.958, CE1.959, CE1.960, CE1.961, CE1.962, CE1.963, CE1.964, CE1.965, CE1.966, CE1.967, CE1.968, CE1.969, CE1.970, CE1.971, CE1.972, CE1.973, CE1.974, CE1.975, CE1.976, CE1.977, CE1.978, CE1.979, CE1.980, CE1.981, CE1.982, CE1.983, CE1.984, CE1.985, CE1.986, CE1.987, CE1.988, CE1.989, CE1.990, CE1.991, CE1.992, CE1.993, CE1.994, CE1.995, CE1.996, CE1.997, CE1.998, CE1.999, CE1.1000.



RAILROAD BEARING	RAILROAD BEARING
R1	S271°11'42"
R2	S24°23'11"
R3	S23°30'49"
R4	S23°30'49"
R5	S23°30'49"
R6	S17°52'53"
R7	S79°19'17"
R8	S47°02'19"
R9	S79°19'17"
R10	S79°19'17"
R11	N16°10'30"
R12	S75°49'44"

LINE BEARING	DISTANCE
L1	N88°17'14" E 133.94
L2	S89°37'09" E 47.86
L3	S89°28'14" E 146.71
L4	S89°28'14" E 146.71
L5	N17°24'53" E 56.00
L6	N17°24'53" E 56.00

CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	157°33'37"	233.00	61.80	30.81
C2	36°11'58"	133.00	66.91	30.36
C3	157°33'37"	233.00	61.80	30.81
C4	01°02'30"	1125.00	20.45	10.23
C5	01°20'44"	1125.00	28.47	14.24
C6	01°20'44"	1125.00	28.47	14.24
C7	01°20'44"	1125.00	28.47	14.24
C8	01°20'44"	1125.00	28.47	14.24
C9	06°52'19"	2459.00	273.47	136.88
C10	06°52'19"	2459.00	273.47	136.88
C11	06°52'19"	2459.00	273.47	136.88
C12	06°52'19"	2459.00	273.47	136.88
C13	06°52'19"	2459.00	273.47	136.88
C14	13°18'03"	1974.00	457.10	228.58
C15	13°18'03"	1974.00	457.10	228.58
C16	13°18'03"	1974.00	457.10	228.58
C17	13°18'03"	1974.00	457.10	228.58
C18	13°18'03"	1974.00	457.10	228.58
C19	05°58'00"	2041.00	212.54	106.27
C20	05°58'00"	2041.00	212.54	106.27
C21	05°58'00"	2041.00	212.54	106.27
C22	05°58'00"	2041.00	212.54	106.27
C23	05°58'00"	2041.00	212.54	106.27
C24	05°58'00"	2041.00	212.54	106.27

**LEGEND**

- SUBDIVISION BOUNDARY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- STREET CENTERLINE
- EASEMENT LINE
- ADJOINING LOT LINE
- MATCH LINE
- P1.17 LOT NUMBER
- CE COMMON ELEMENT

SET 2" ALUMINUM CAP STAMPED  
BY N.E. & S.E. QUARTERS  
1/4 SECTION 19, T.29N. R.13E. S.17E.  
W.1/4 CORNER SET  
IN TOP OF CURB  
PARKING STREET CENTERLINE FOR  
DEMONSTRATION PER THIS PLAT.

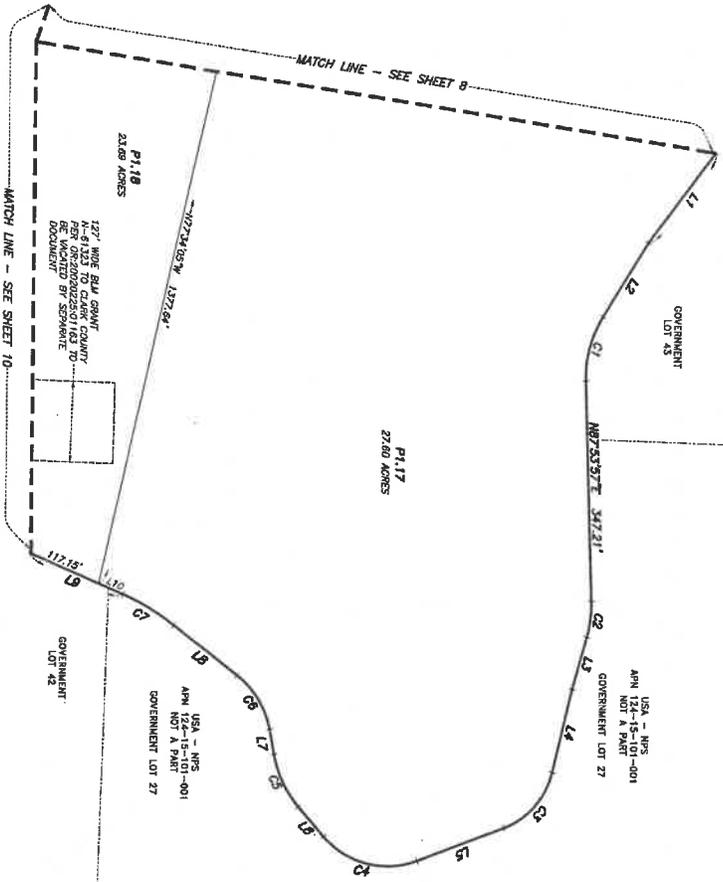
OPTIONAL RECORDS  
SQUARE FEET  
RAILROAD LINE  
RAILROAD LINE LABEL  
LINE SEGMENT LABEL  
CURVE SEGMENT LABEL

HW-20216



**FINAL MAP OF  
VTS VILLAGE 1 PHASE 3**  
A COMMON INTEREST COMMUNITY

BEING A SUBDIVISION OF PORTIONS OF REVERSIONARY AREA 1 AND REVERSIONARY AREA 2 OF THE REVERSIONARY FINAL MAP OF PROJECT "O" EAST PARCEL AS SHOWN BY MAP THEREOF IN BOOK 152,  
PAGE 49 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA, LYING WITHIN SECTIONS 19 AND 18, TOWNSHIP 19 SOUTH, RANGE 01 EAST, M.D.M., CITY OF NORTH LAS VEGAS, CLARK COUNTY, NEVADA



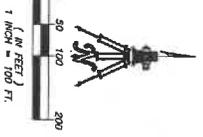
- NOTES:**
- 1) COMMON ELEMENTS SET 06, SET 07, SET 11, SET 12, SET 13, SET 14, SET 15, SET 16, SET 17, SET 18, SET 19, SET 20, SET 21, SET 22, SET 23, SET 24, SET 25, SET 26, SET 27, SET 28, SET 29, SET 30, SET 31, SET 32, SET 33, SET 34, SET 35, SET 36, SET 37, SET 38, SET 39, SET 40, SET 41, AND SET 42 ARE PUBLIC UTILITIES. PUBLIC UTILITY AND FIRE DEPARTMENT ACCESS SHALL BE PROVIDED BY THE HOMEOWNER'S ASSOCIATION.

**LEGEND**

————	SUBDIVISION BOUNDARY LINE
————	LOT LINE
————	ADJOINING LOT LINE
-----	MATCH LINE
P1.16	LOT NUMBER
L1	LINE SEGMENT LABEL
C1	CURVE SEGMENT LABEL

LINE	BEARING	DISTANCE
L1	S89°42'17" E	178.21
L2	S89°42'17" E	178.21
L3	S74°40'58" E	65.42
L4	S77°01'27" E	134.81
L5	S21°08'00" E	146.53
L6	S79°29'34" E	61.55
L7	S79°29'34" E	61.55
L8	S17°49'48" W	127.11
L9	S23°12'57" W	159.69
L10	S23°12'57" W	42.34

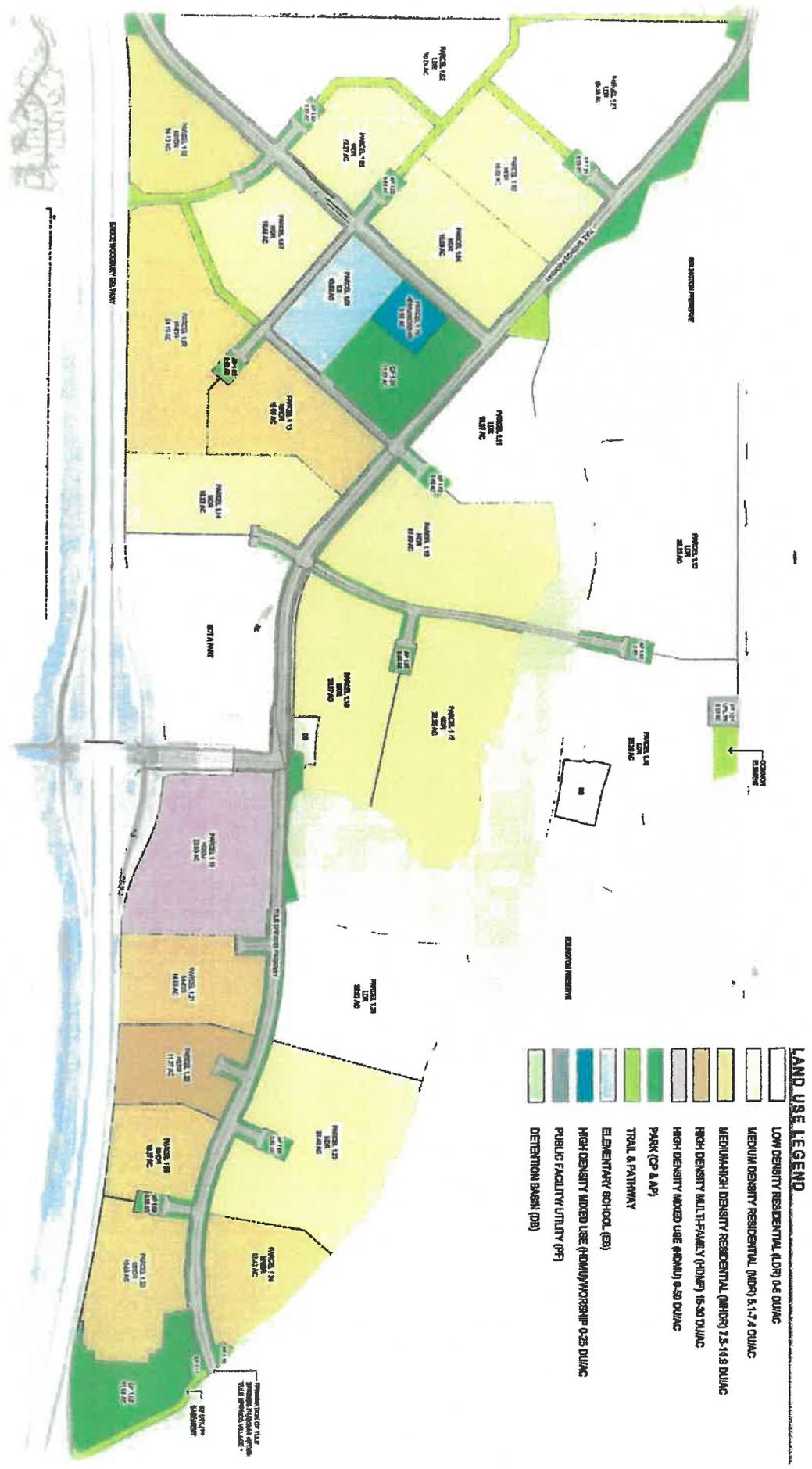
CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	357°17'11"	182.00	105.74	54.41
C2	17°25'57"	189.00	57.48	28.95
C3	355°53'27"	184.00	120.09	65.79
C4	29°27'40"	172.00	83.94	39.79
C5	41°27'16"	140.00	101.29	52.88
C7	14°39'49"	372.00	94.89	47.70











**LAND USE LEGEND**

- LOW DENSITY RESIDENTIAL (LDR) 0-6 DU/AC
- MEDIUM DENSITY RESIDENTIAL (MDR) 5.1-7.4 DU/AC
- MEDIUM-HIGH DENSITY RESIDENTIAL (MHR) 7.5-16.9 DU/AC
- HIGH DENSITY MULTI-FAMILY (HDMF) 15-30 DU/AC
- HIGH DENSITY MIXED USE (HDMU) 0-50 DU/AC
- PARK (P) & APV
- TRAIL & PATHWAY
- ELEMENTARY SCHOOL (ES)
- HIGH DENSITY MIXED USE (HDMU) 0-25 DU/AC
- PUBLIC FACILITY UTILITY (PF)
- DETENTION BASIN (DB)

**The Villages at Tule Springs**

**Parcel Density Cap**

11/28/2023

**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	5.94	68	
	1.06	14.13	RES	14.23	201	
	1.07	15.44	RES	6.15	95	
	1.08	24.19	RES	14.51	331	
	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	278	
	Sub-Total		519.42			1,889
	2	2.01	31.30	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	95	
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		508.81			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	106	
	3.09	7.77	MU	0.00	0	
Sub-Total		173.32			1,239	
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		83.23			543	
Total		1,281.64			8,683	

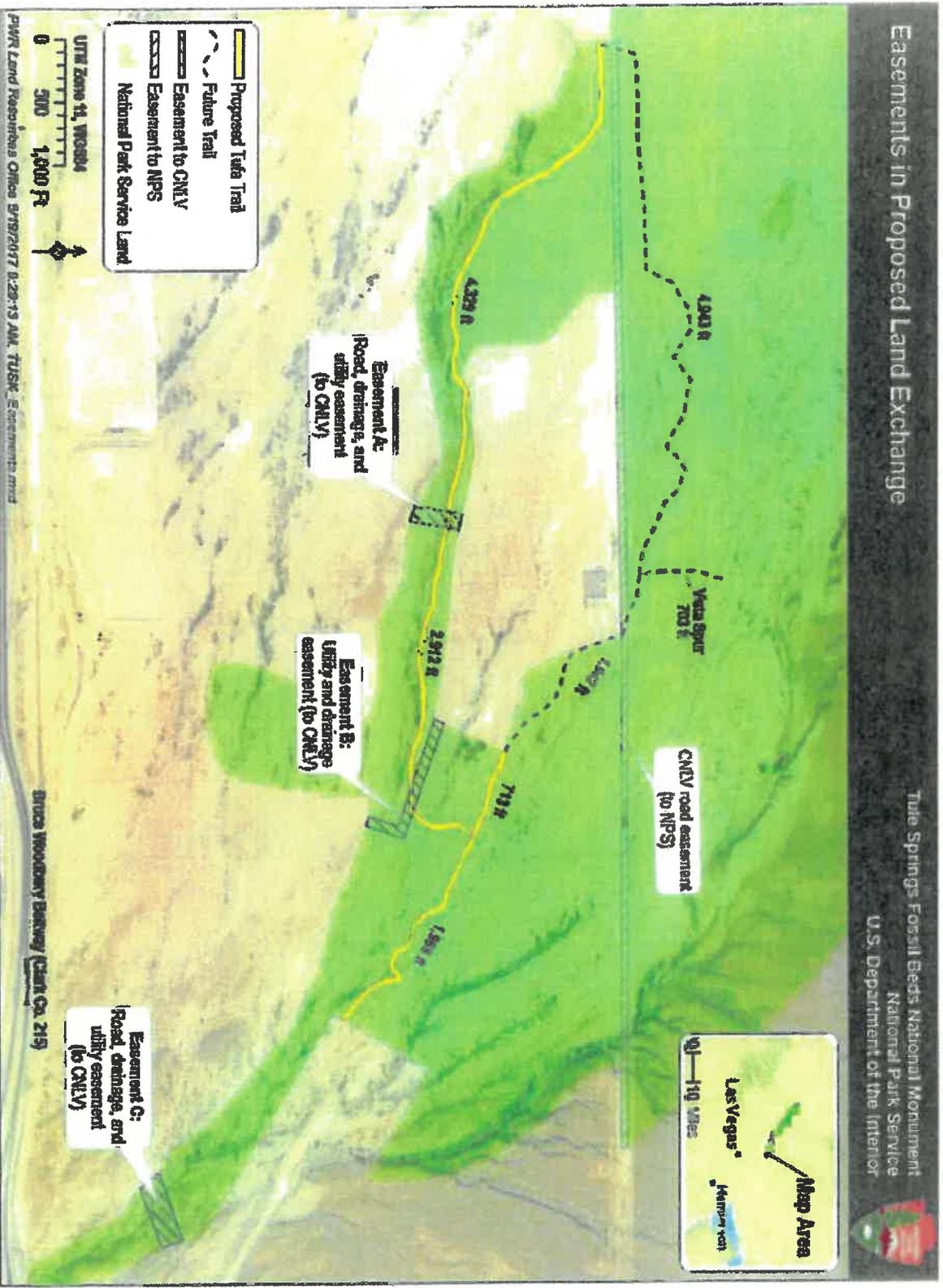
**Current Approved Plan (per most recent minor modification)**

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	353	-4
16.97	5.00	85	-18
27.69	5.00	138	4
38.82	4.00	155	23
33.61	4.00	134	-61
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	17
10.98	8.90	93	57
16.28	7.00	114	112
Sub-Total		6,285	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	95	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
Sub-Total		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	106	0
7.77	0.00	0	0
Sub-Total		1,239	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
Sub-Total		643	0

Table Legend

# Exhibit A: Exchange Agreement Maps

## Figure 3: Notice of Realty Action (NORA) Map



**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 THE SCALE WHEN MAP REDUCED FROM THIS ORIGINAL.

**MAP LEGEND**

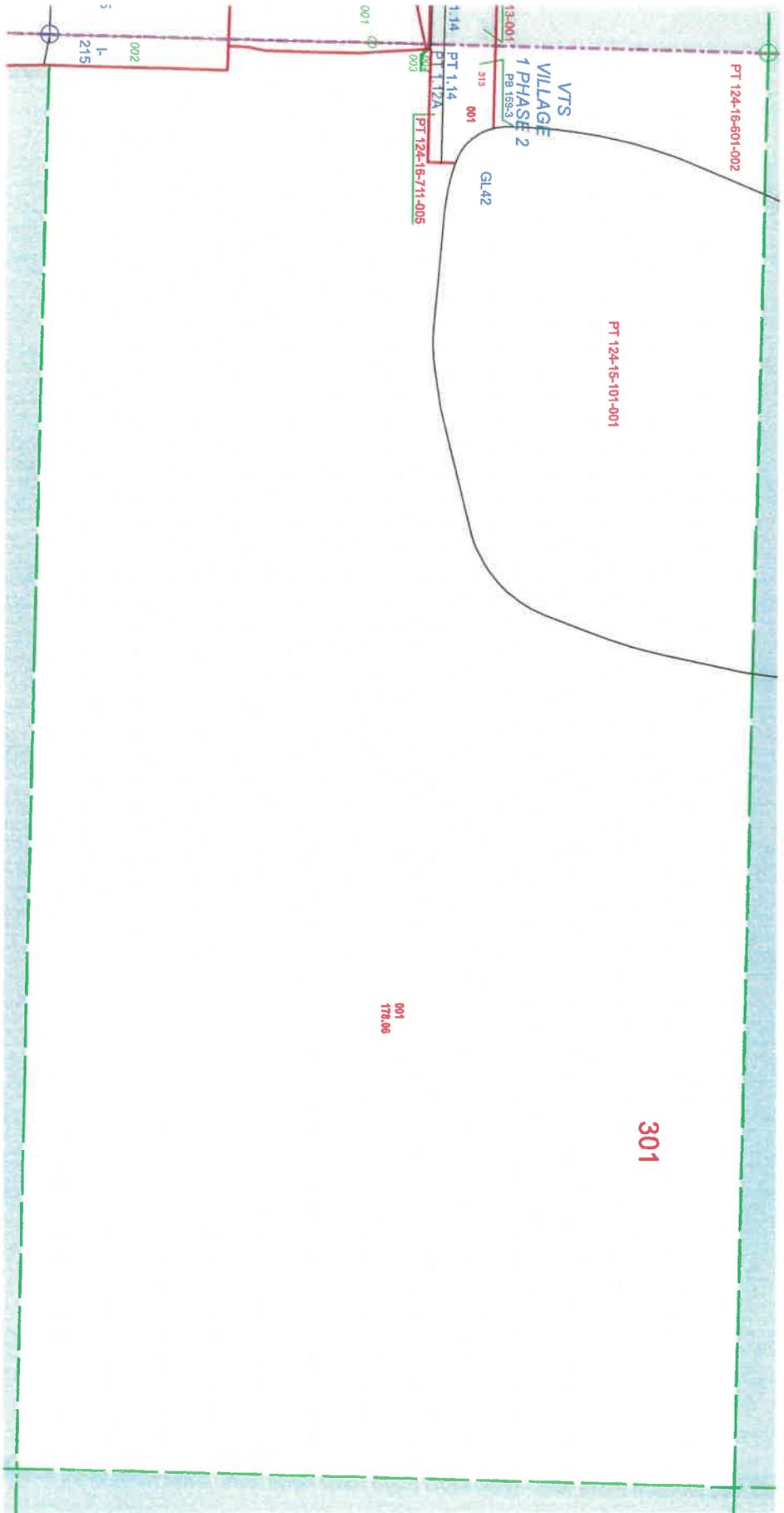
	PARCEL BOUNDARY		CONDOMINIUM UNIT
	SUB BOUNDARY		AIR SPACE POL.
	PAID BOUNDARY		RIGHT OF WAY POL.
	ROAD EASEMENT		SUB-SURFACE POL.
	MATCH / LEADER LINE		HISTORIC SUB BOUNDARY
	HISTORIC LOT LINE		HISTORIC PAID BOUNDARY
	HISTORIC SUB BOUNDARY		SECTION LINE

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

001 ROAD PARCEL NUMBER	001 PARCEL NUMBER
1.00 ACREAGE	202 PARCEL SUBSEQ NUMBER
5 LOT NUMBER	5 BLOCK NUMBER
5 GOV. LOT NUMBER	5 GOV. LOT NUMBER

119S R61E	15
-----------	----

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



TAX DIST 250

**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 TEXT ORIGINAL.

**MAP LEGEND**

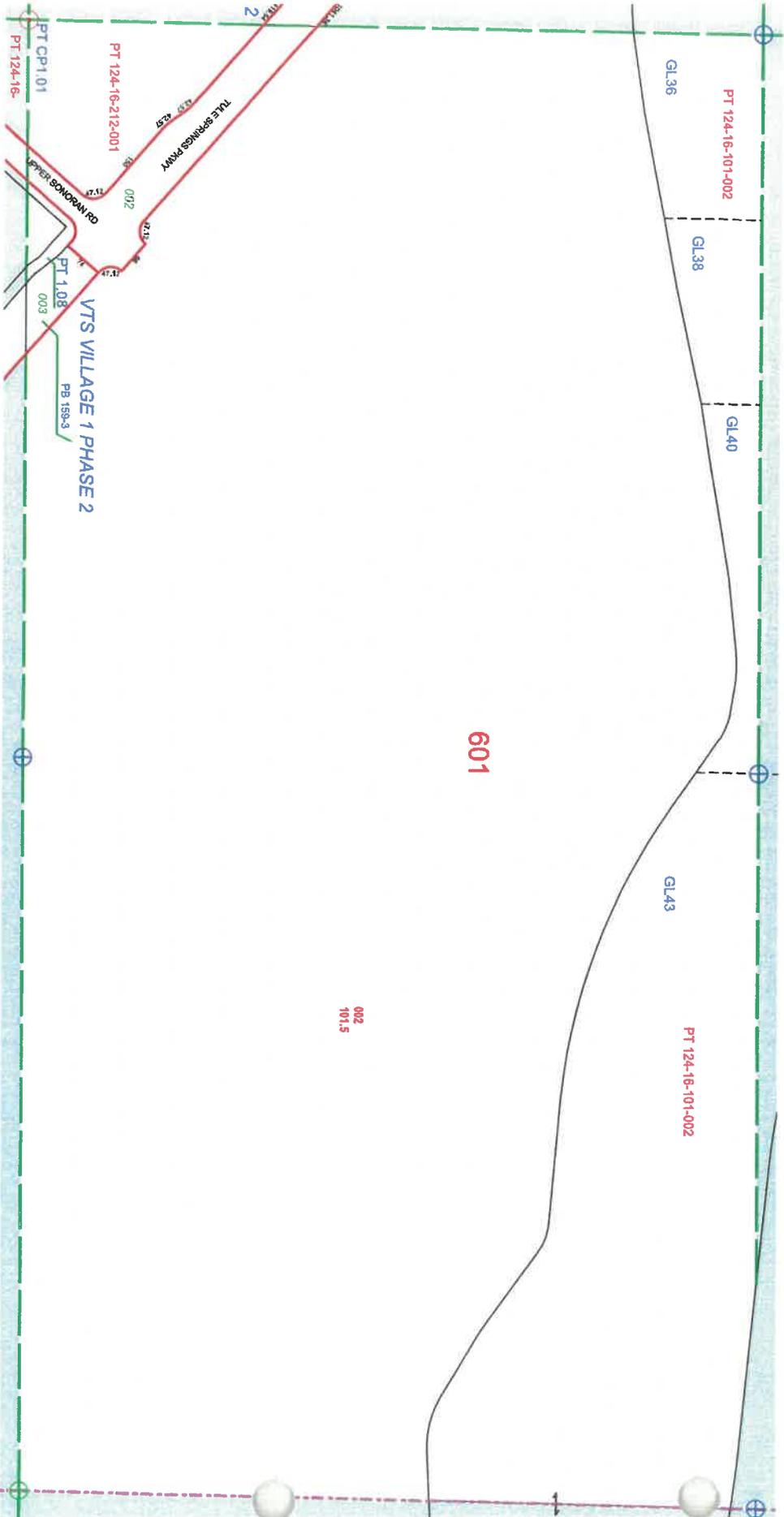
	PARCEL BOUNDARY		CONDOMINIUM UNIT
	SUB BOUNDARY		AIR SPACE PCL.
	ROAD EASEMENT		RIGHT OF WAY PCL.
	MATCH / LEADER LINE		SUB-SURFACE PCL.
	HISTORIC LOT LINE		HISTORIC SUB BOUNDARY
	HISTORIC SUB BOUNDARY		HISTORIC PAVED BOUNDARY
	SECTION LINE		

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

100	101	102
125	124	123
138	139	140

16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16
----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----

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



TAX DIST 250

**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 (EIT) WHEN MAPS REDUCED FROM TEXT ORIGINAL.



**MAP LEGEND**

- Parcel Boundary
- Sub Boundary
- PMD Boundary
- Road Easement
- Match / Leader Line
- Historic Lot Line
- Historic Sub Boundary
- Historic PMD Boundary
- Section Line
- Condition Unit
- Air Space PCL
- Right of Way PCL
- Sub-Surface PCL
- 001 Parcel Number
- 100 Acreage
- 202 Parcel Subseq Number
- FB 24-45 Plat Recording Number
- 5 Lot Number
- GL 5 Gov. Lot Number

**T19S R61E**

100	101	102
125	124	123
138	139	140

**16**

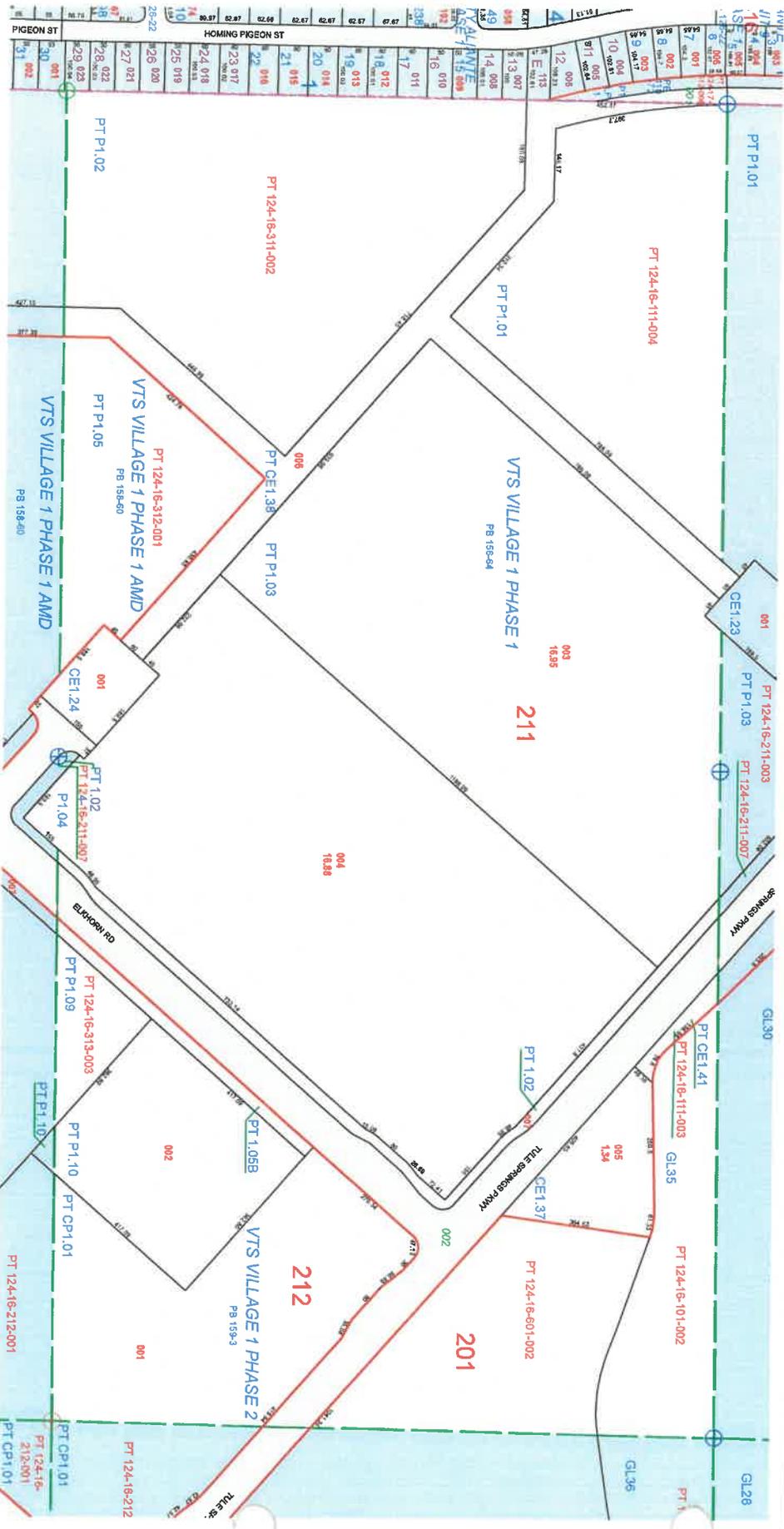
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16

**S 2 NW 4**

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16



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

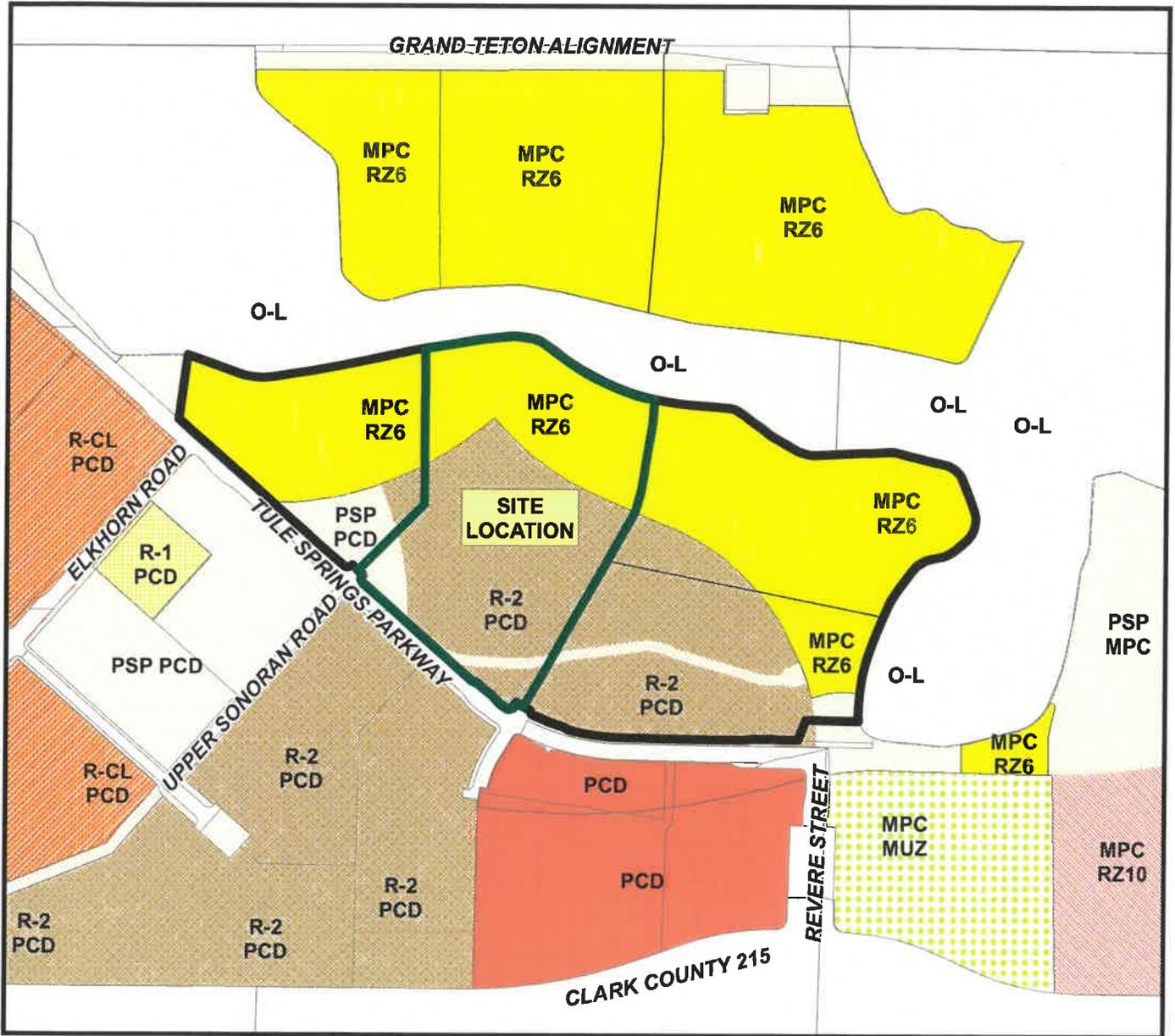


TAX DIST 250



# THE CITY OF NORTH LAS VEGAS

## Location & Zoning Map



Applicant: DR Horton  
 Application: Property Reclassification  
 Request: From an MPC RZ10 (Master Planned Community Residential Zone up to 10 Dwelling Units per Acre District) to an R-CL PCD (Medium Density Residential Planned Community District)  
 Project Info: Northwest corner of Tule Springs Parkway and Englington Street  
 Case Number: ZN-000033-2022 12/13/2022

