



DHI Engineering, LLC

DHI Engineering, LLC
1081 Whitney Ranch Dr.
Suite 141
Henderson, NV 89014

702.655-3500 office
www.drhorton.com

November 29, 2022

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 1.17 and 1.18
A portion of APN 124-16-601-002**

Dear Sir/Madam:

On behalf of our client, D.R. Horton (DRH), DHI Engineering respectfully submits this application for a tentative and zone change for the above referenced project. The proposed development is located north of 215 and approximately 1,000 feet east of the Aliante Casino. This development is in the Villages at Tule Springs Master Planned Community.

DRH intends to develop 354 single family residential units on 51.29 acres, which yields a density of 6.90 units/acre. The site is currently zoned for MPC RZ10 for parcels 1.17 and 1.18 respectively. We are requesting a zone change from MPC RZ10 to R-CL.

Additionally, the community will be comprised of a park with an area of 28,425 square feet where future homeowners will be able to enjoy the neighborhood. Other amenities will be provided throughout the site, including a private gate to each community and decorative features such as trees, decorative rock, and bushes.

The proposed development is consistent with the current Tule Springs Master Transportation Plan, which has already accounted for the future traffic that will be generated with the addition of these future residences. There are potential transit routes proposed as a part of the Master Transportation Plan along Tule Springs Pkwy, N 5th Street, and Commerce Street which will help mitigate traffic concerns.

DRH plans to start construction upon plan approval.

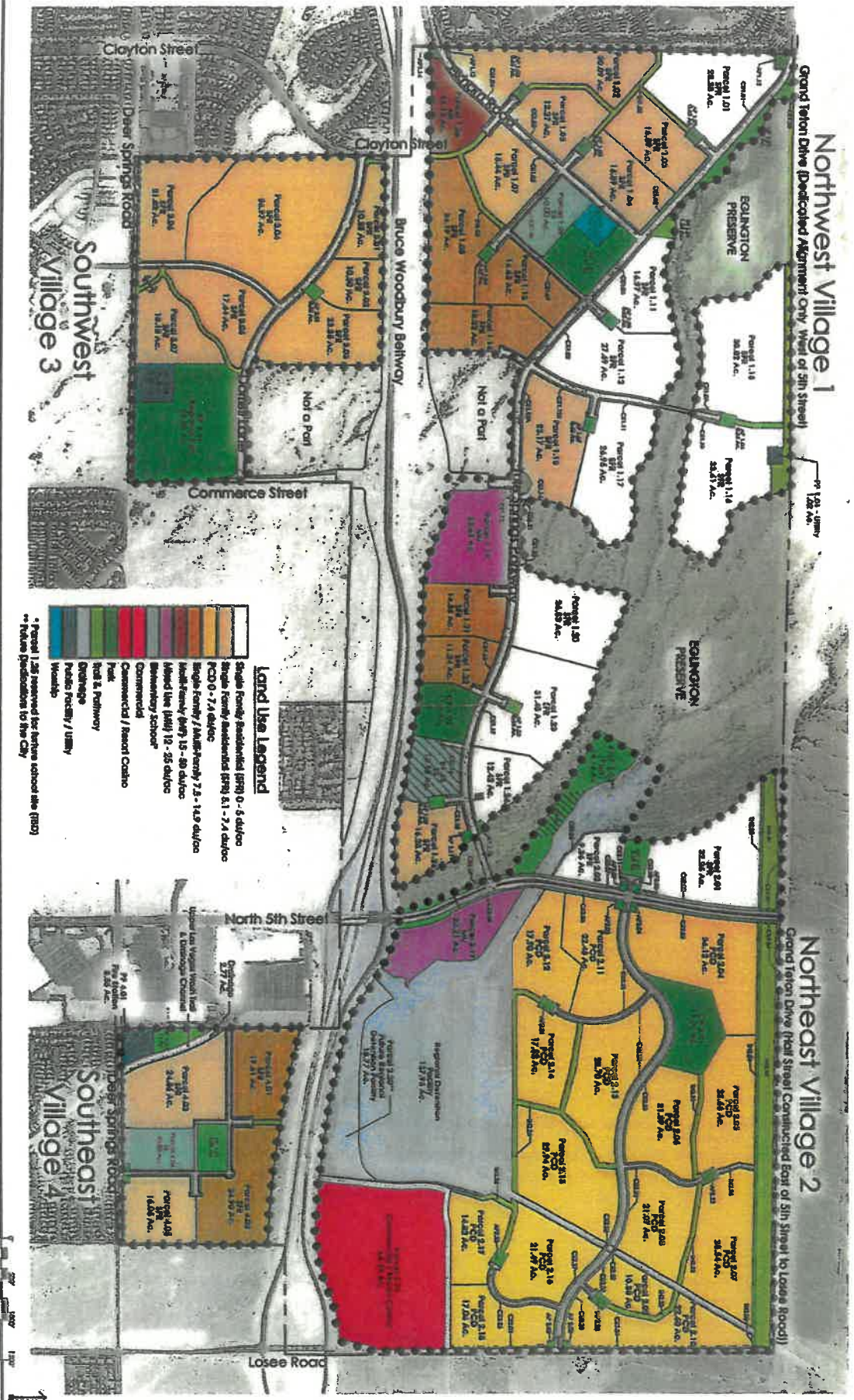
We appreciate your review and approval of this application. Please give me a call at 702-655-3577 if you have any questions or concerns.

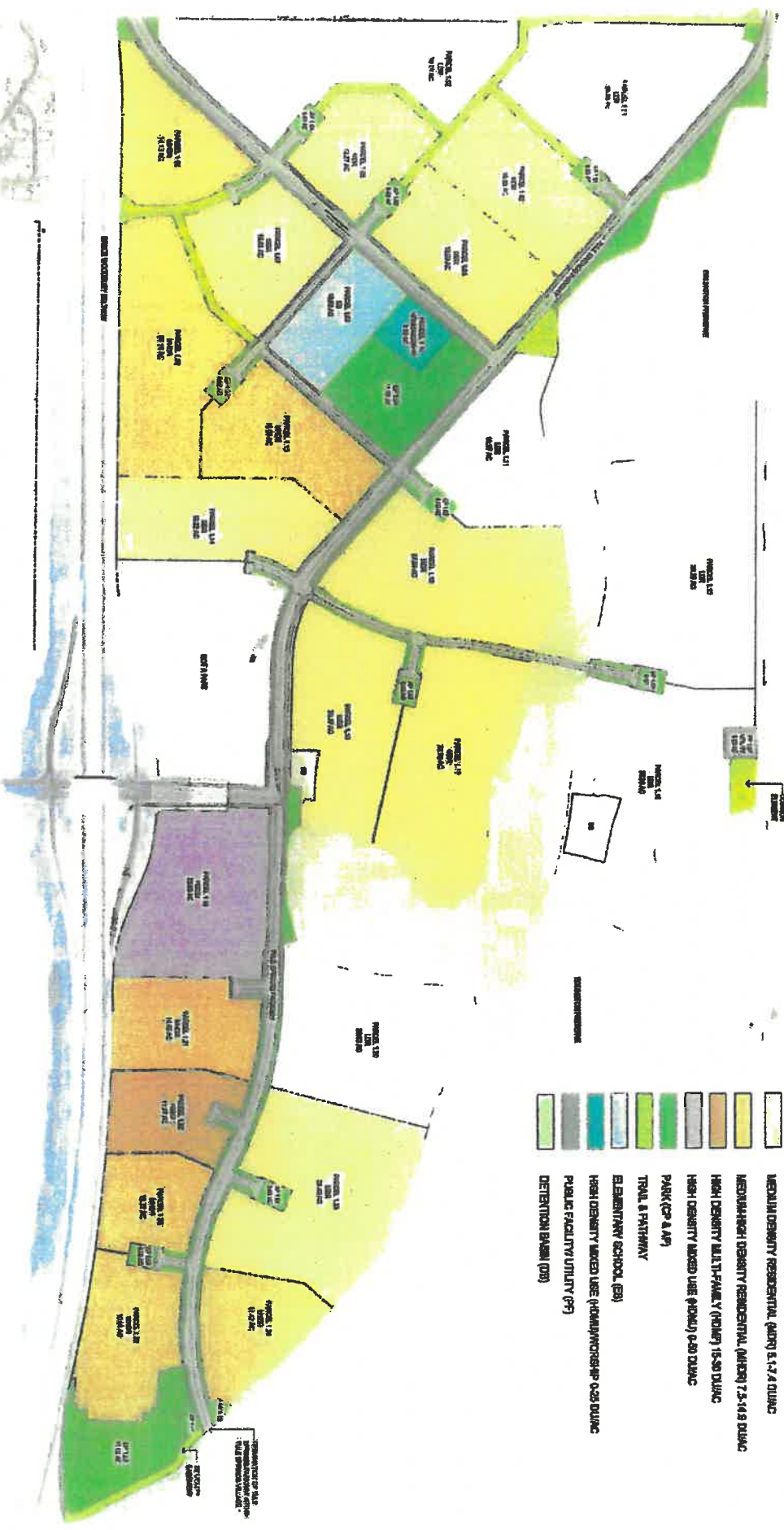
Cordially,
DHI Engineering

L R Lopez-Munguia

L Roxana Lopez, EI
Project Manager

Conceptual Land Use Plan for The Villages of Tule Springs





LAND USE LEGEND

[Light Green Box]	LOW DENSITY RESIDENTIAL (LDR) 0-5 DU/AC
[Light Yellow Box]	MEDIUM DENSITY RESIDENTIAL (MDR) 6-17.4 DU/AC
[Yellow Box]	MEDIUM-HIGH DENSITY RESIDENTIAL (MHDR) 7.5-14.9 DU/AC
[Orange Box]	HIGH DENSITY MULTIFAMILY (HDMF) 15-50 DU/AC
[Dark Orange Box]	HIGH DENSITY MIXED USE (HDMU) 0-50 DU/AC
[Green Box]	PARK (P) 4.0 DU/AC
[Light Green Box]	TRAIL & PATHWAY
[Blue Box]	ELEMENTARY SCHOOL (ES)
[Dark Blue Box]	HIGH DENSITY MIXED USE (HDMU) 0-50 DU/AC
[Light Blue Box]	PUBLIC FACILITY UTILITY (PF)
[Dark Blue Box]	DETENTION BASIN (DB)

The Villages at Tule Springs

Parcel Density Cap

11/20/2022

Nov 20, 2022 - Density Transfer

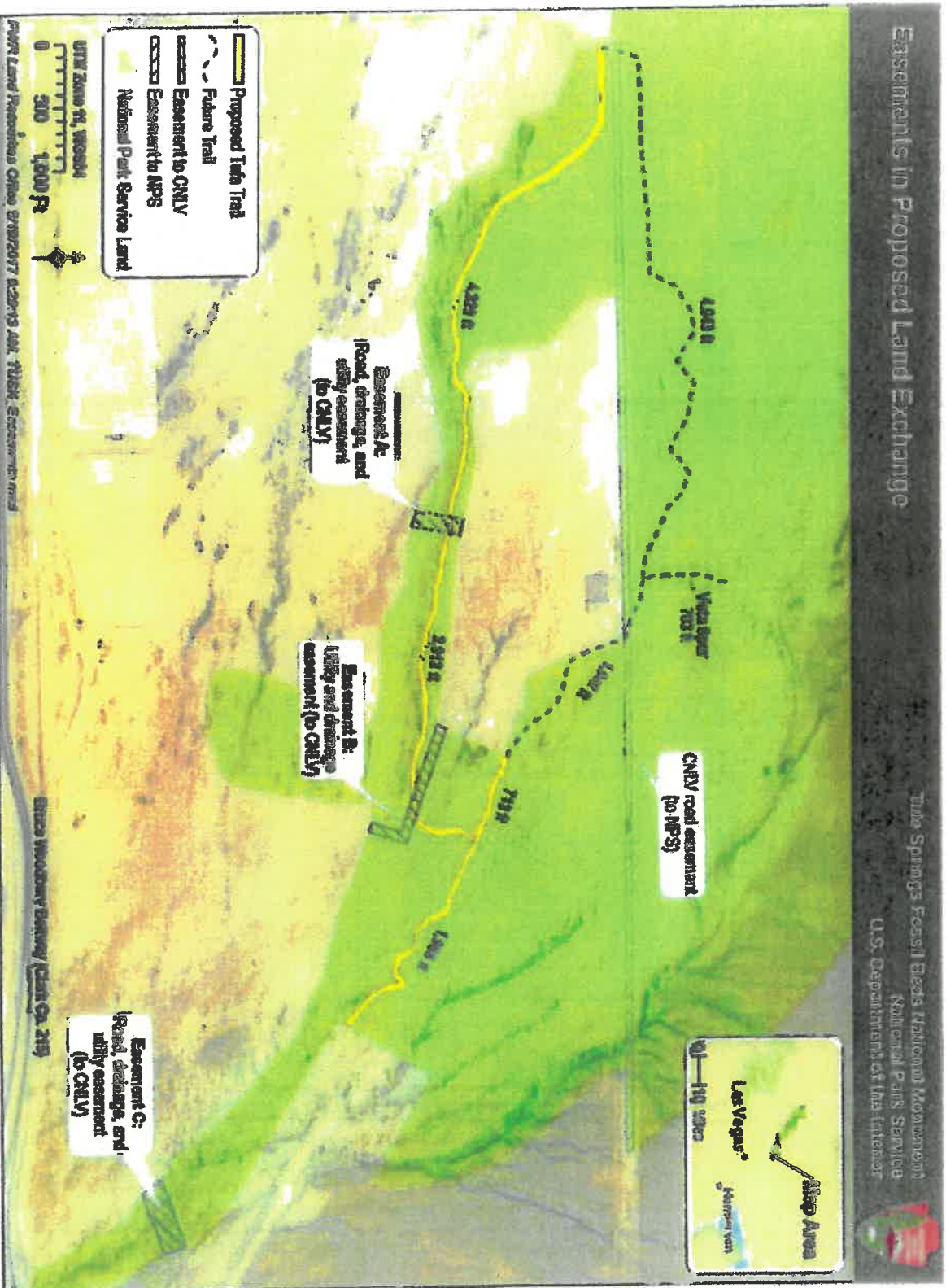
Village	Parcel	Developable Average	Use	Maximum Density per Acre	Maximum Density per Parcel
1	1.01	28.30	RES	4.19	119
	1.02	30.09	RES	4.12	124
	1.03	16.89	RES	1.16	120
	1.04	16.89	RES	2.39	140
	1.05	12.27	RES	3.50	60
	1.06	14.13	RES	14.29	201
	1.07	15.44	RES	6.19	95
	1.08	24.19	RES	14.51	101
	1.11	17.63	RES	3.80	67
	1.12	20.1	RES	3.00	142
	1.13	40.06	RES	4.44	170
	1.16	34.61	RES	2.41	63
	1.17	27.6	RES	6.96	192
	1.18	23.69	RES	6.04	163
	1.19	23.11	MD	21.64	500
	1.20	26.83	RES	4.40	118
	1.21	14.53	RES	13.36	200
	1.22	11.27	MF	22.31	340
	1.23	31.48	RES	5.86	183
	1.34	12.42	RES	7.97	99
	1.35	10.97	RES	14.46	130
	1.36	13.45	RES	14.40	207
	Sub Total	119.42			1451
2	2.01	33.30	RES	5.00	167
	2.02	6.11	RES	5.00	46
	2.03	14.14	RES	0.00	0
	2.04	41.85	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	163
	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	11.99	RES(AA)	5.82	110
	2.13	26.70	RES(AA)	5.82	167
	2.14	17.92	RES(AA)	5.82	102
	2.15	27.05	RES(AA)	5.78	156
	2.16	23.99	RES(AA)	5.78	139
	2.17	16.85	RES(AA)	5.78	96
	2.18	18.05	RES(AA)	5.78	104
	2.19	20.4	MD	22.00	449
	2.20	23.35	COM	0.00	0
	2.21	65.30	COMMERCIAL CARBON	0.00	0
	Sub Total	599.42			2862
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	36.97	RES	6.67	300
	3.05	17.64	RES	7.00	123
	3.06	21.82	RES	7.00	153
	3.07	10.18	RES	7.00	120
	3.08	17.02	MD	10.30	106
	3.09	7.77	MD	0.00	0
	Sub Total	175.32			704
4	4.01	17.61	RES	9.81	104
	4.02	24.9	RES	0.00	199
	4.03	24.86	RES	7.40	184
	4.04	16.16	RES	6.00	66
	Sub Total	83.53			453
Total		1281.64			2650

Table Legend

Current Approved Plan
most recent minor modification)

Developable Average	Density	Units	Volume (cubic)
28.30	4.19	119	0
30.09	4.12	124	0
16.89	7.20	122	-2
16.89	8.20	140	0
12.27	6.52	80	-13
14.13	30.00	537	-306
15.44	8.00	124	-39
24.19	14.68	333	-4
16.97	5.00	85	-16
27.69	5.00	138	4
30.82	4.00	155	20
33.61	4.00	134	-31
26.95	5.00	135	57
23.17	6.50	151	11
23.63	24.10	569	-69
26.83	5.00	134	-16
14.53	10.00	146	34
11.24	9.00	101	209
31.48	5.00	157	20
12.42	5.00	62	0
10.96	8.50	93	57
16.28	7.00	114	113
Sub Total		4185	0
33.30	5.00	167	0
6.11	5.00	46	0
14.14	0.00	0	0
41.86	5.97	245	0
20.93	5.97	125	0
21.39	5.97	128	0
27.7	5.95	163	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
11.99	5.82	110	0
26.70	5.82	167	0
17.92	5.82	102	0
27.05	5.78	156	0
23.99	5.78	139	0
16.85	5.78	96	0
18.05	5.78	104	0
20.4	22.00	449	0
23.35	0.00	0	0
65.30	0.00	0	0
Sub Total		2862	0
10.33	7.07	73	0
10.30	7.08	73	0
23.35	7.40	173	0
36.97	6.67	300	0
17.64	7.00	123	0
21.82	7.00	153	0
10.18	7.00	120	0
17.02	10.30	106	0
7.77	0.00	0	0
Sub Total		704	0
17.61	9.81	104	0
24.9	0.00	199	0
24.86	7.40	184	0
16.16	6.00	66	0
Sub Total		453	0

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 THIS SCALE WHEN MAP REDUCED FROM TEXT OR SCALE

0 100 200 300 400 500

N

MAP LEGEND

PARCEL BOUNDARY SUB BOUNDARY CONDOMINIUM UNIT
 PAID BOUNDARY ROAD BOUNDARY AIR SPACE POL
 MATCH / LEADER LINE RIGHT OF WAY POL
 HISTORIC SUB BOUNDARY HISTORIC PAID BOUNDARY
 SECTION LINE

001 ROAD PARCEL NUMBER
 001 PARCEL NUMBER
 100 ACRES
 202 PARCEL, SUBPARCEL NUMBER
 PB 24-45 PLANT RECORDING NUMBER
 5 LOT NUMBER
 GL 5, 900Y LOT NUMBER

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

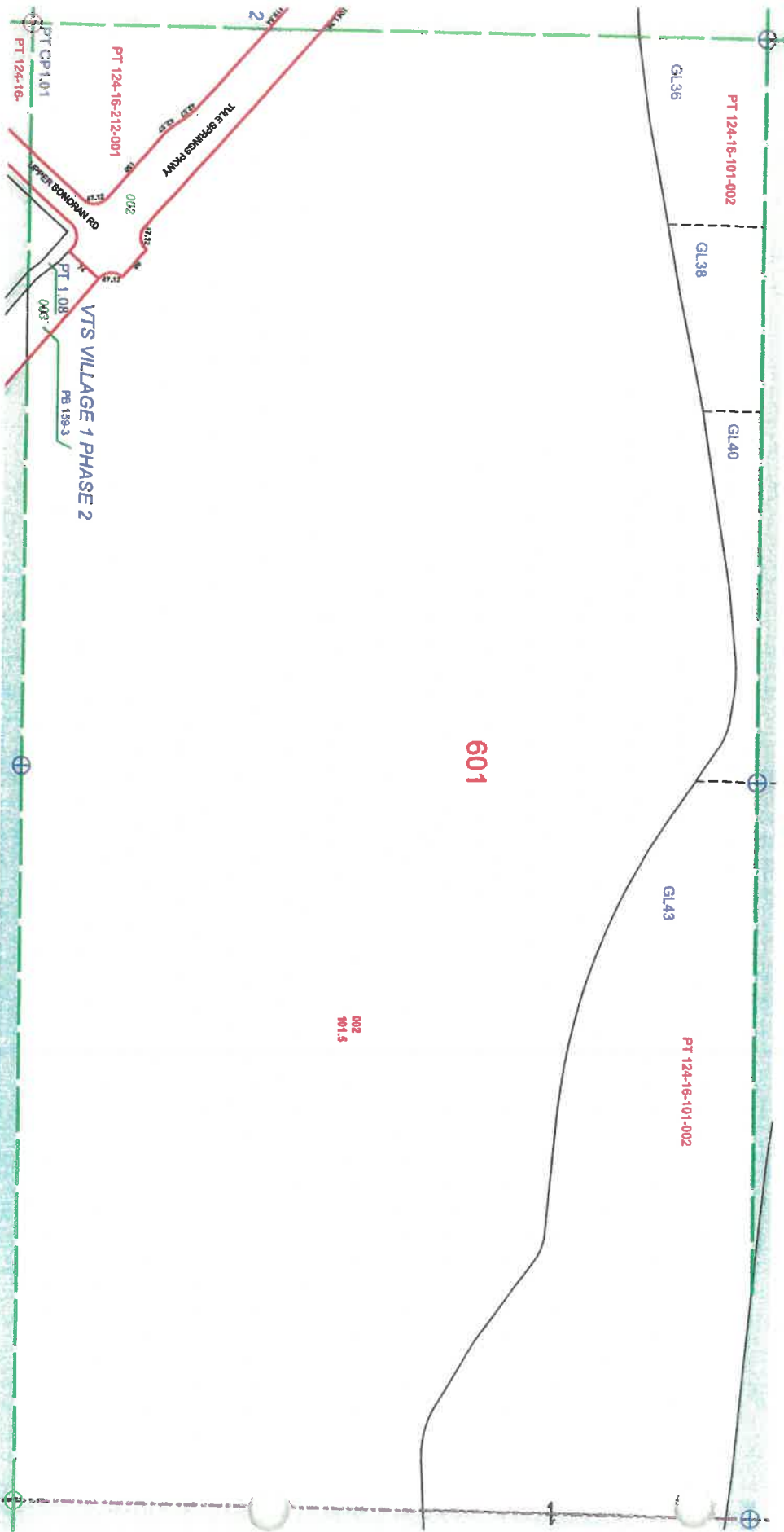
T19S R61E S 2 NE 4 124-16-6

16

Scale: 1" = 200'

Rev: 5/24/2019

CLARK COUNTY
 NEVADA



TAX DIST 250

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but only contains the information required for assessment. See the
recorded documents for more detailed legal information.
USE THIS SCALE (FEET) WHEN MAP REFERENCE TO ROAD LAYOUT OR BOUNDARY

MAP LEGEND

- PARCEL BOUNDARY
- ROAD BOUNDARY
- CONDOMINIUM UNIT
- AIR SPACE PCL
- RIGHT OF WAY PCL
- SUB-SURFACE PCL
- HISTORIC LOT LINE
- HISTORIC SUB BOUNDARY
- HISTORIC PLAT BOUNDARY
- SECTION LINE

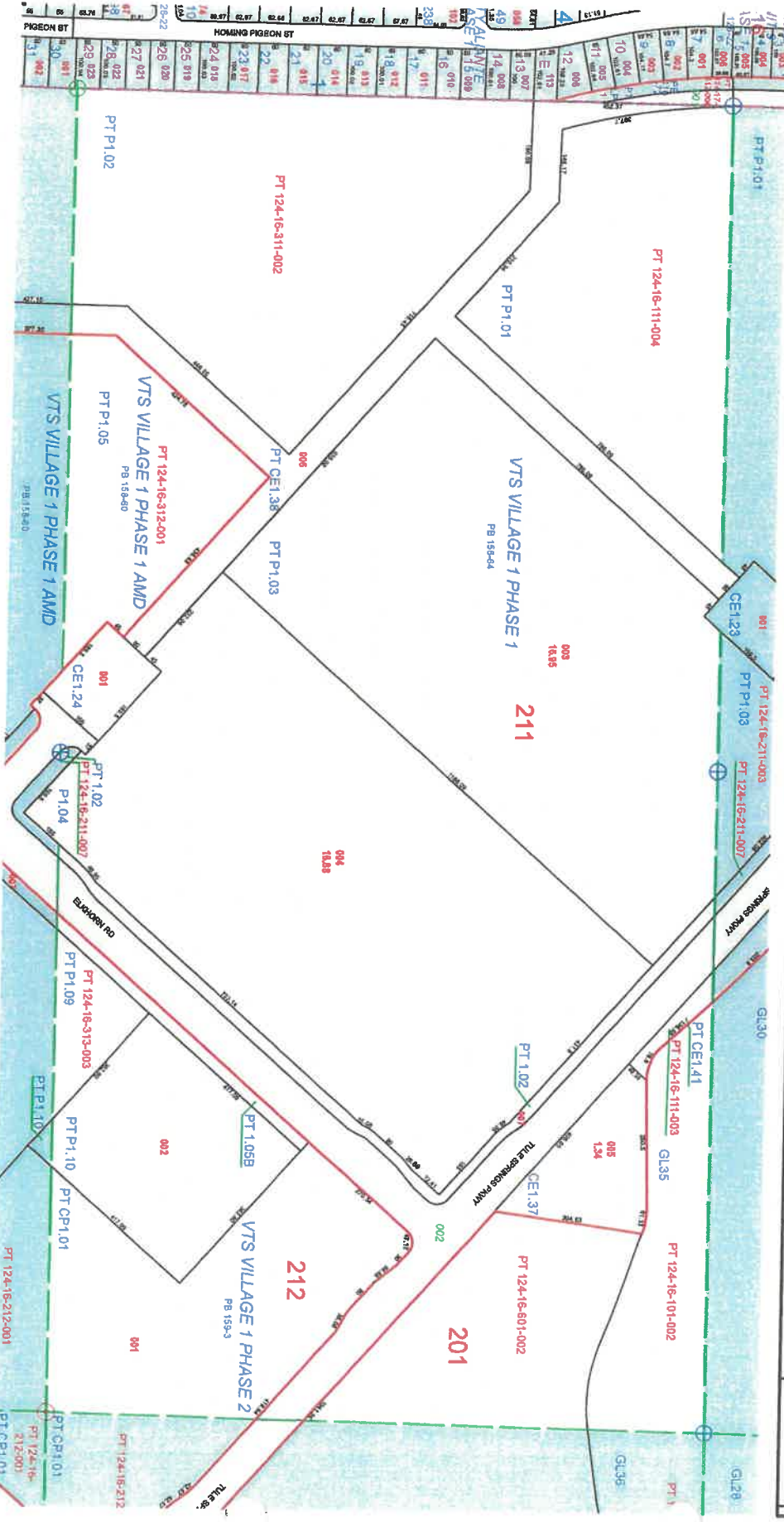
ASSESSOR'S PARCELS - CLARK COUNTY, NV.

Briliana Johnson - Assessor

199S R61E	16	S 2 NW 4	124-16-2
100	101	102	
125	124	123	
138	139	140	

Scale: 1" = 200'	Rev: 2/7/2020

124-16-2	16	S 2 NW 4	124-16-2
1	2	3	4
5	6	7	8
9	10	11	12
13	14	15	16
17	18	19	20
21	22	23	24
25	26	27	28
29	30	31	32

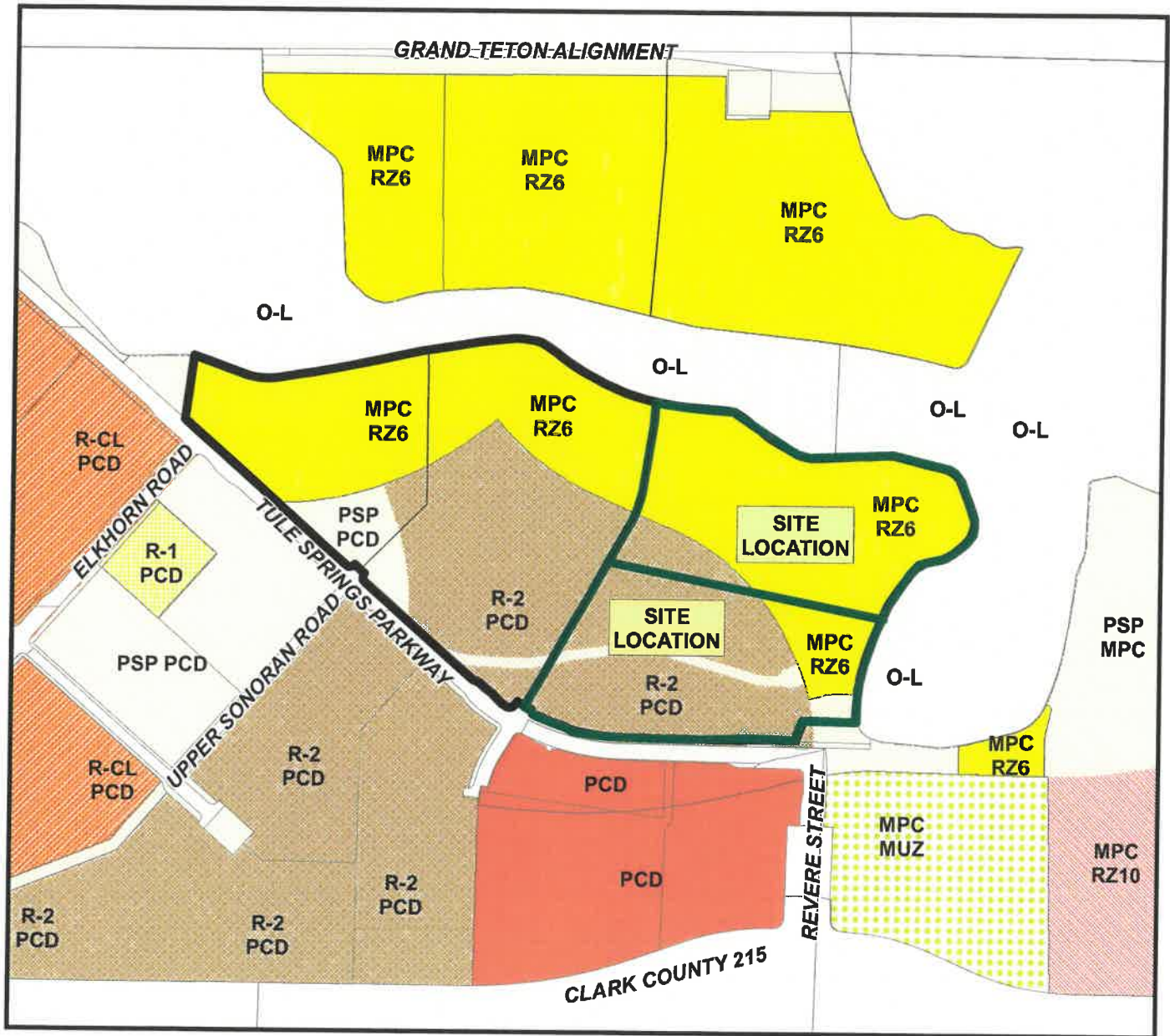


TAX DIST 250



THE CITY OF NORTH LAS VEGAS

Location & Zoning Map



0 150 300 600 900 1,200 1,500 1,800 2,100 2,400 2,700 3,000 3,300 3,600 3,900 4,200
Feet

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: Northeast corner of Tule Springs Parkway and Eglington Street
Case Number: ZN-000036-2022
12/13/2022

