

November 28, 2022

W.O # 8188

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

Subject: Parcel 1.15 - The Villages at Tule Springs (Letter of Intent)
RE: APN's 124-16-501-004 – 39.01 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 178-Lot residential development with a proposed zoning of R-1-PCD (Single-Family Low-Density Residential District Planned Community 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 West of Eglington Street.

Project Information:

The project consists of 39.01 +-acre (gross).

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

- North: OL (Open Lands – Vacant Bureau of Land Management Lands
- South: OL (Open Lands) and Parcel 1.12 (MPC-R-CL)
- East: Parcel 1.16 (MPC-R-1-PCD) and OL (Open Lands - Vacant) Bureau of Land Management
- West: OL (Open Lands – Vacant) Bureau of Land Management
-

Land Use Cases

1. Property Reclassification

Rezoning from MPC-RZ-6 (Master Planned Community Residential Zone Up to 6 DU/AC to R-1 (Single-Family Low-Density Residential District Planned Community District)

2. Tentative Map

For a 178-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 178 residential lots on approximately 39.01 +/- acres for an overall density of 4.56 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.

The development will be accessed from Eglington Street. Eglington Street is currently accessed via a 66-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 "Eglington Street") 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 1.16 will also have an interconnection street system to Parcel 1.15. 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 three (3) models for the smaller lots and three (3) models for the larger lots. 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 2,434 to 2,989 square feet (livable area) with options for the smaller lots, and 3,765 to 4425 for the larger lot, 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 at the southeast corner of Parcel 1.16. The sewer will be extended through Parcel 1.16 to Parcel 1.15.

The applicant is proposing to connect to this line to provide service to the proposed development.

Water

Existing water service is also located in Eglington Street, which consists of a twelve (12) inch line and extend east and west to service Parcels 1.15 and 1.16. The applicant is proposing to connect to the twelve (12) inch line with an 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 at the southeast corner of Parcel 1.16. in Tule Springs Parkway. There is an existing 36-inch RCP-SD line located and stubbed at the entrance to the development in Coastal Cove Place. Any on-site drainage will be conveyed through the site to the proposed drainage basin located in the southeast corner of Parcel 1.16 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 PARCEL 2, AS SHOWN BY MAP THEREOF IN BOOK 152, PAGE 49 OF PLATS IN CLARK COUNTY RECORDS' OFFICE, NEVADA, LYING WITHIN SECTIONS 15 AND 16, TOWNSHIP 19 SOUTH, RANGE 61 EAST, 114TH, CITY OF NORTH LAS VEGAS, CLARK COUNTY, NEVADA.
PAGE 49 OF PLATS IN THE CLARK COUNTY RECORDS' OFFICE, NEVADA, LYING WITHIN SECTIONS 15 AND 16, TOWNSHIP 19 SOUTH, RANGE 61 EAST, 114TH, CITY OF NORTH LAS VEGAS, CLARK COUNTY, NEVADA.
LEGAL DESCRIPTION (CONTINUED ON SHEET 3)

ALL OF REVERSIONARY AREA 2 AS SHOWN BY MAP THEREOF IN BOOK 152, PAGE 49 OF PLATS IN CLARK COUNTY RECORDS' OFFICE, NEVADA, LYING WITHIN SECTIONS 15 AND 16, TOWNSHIP 19 SOUTH, RANGE 61 EAST, 114TH, CITY OF NORTH LAS VEGAS, CLARK COUNTY, NEVADA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF GOVERNMENT LOT 30 OF SUBDIVISION 16;
THENCE ALONG THE NORTHERLY LINE OF SAID SECTION 16, SOUTH 89°49'16" EAST, 1216.51 FEET;
THENCE DEPARTING THE NORTHERLY LINE OF SAID SECTION 16, SOUTH 0°45'17" EAST, 31.80 FEET TO THE POINT OF BEGINNING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF GRAND TETON DRIVE;
THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID GRAND TETON DRIVE, THE FOLLOWING TWENTY FOUR (24) COURSES:

- 1) SOUTH 89°49'24" EAST, 470.83 FEET;
- 2) THENCE SOUTH 89°33'01" EAST, 45.01 FEET;
- 3) THENCE SOUTH 89°49'24" EAST, 87.35 FEET;
- 4) THENCE CLINING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 100.00 FEET, CONCAVE SOUTHERLY, THROUGH A CENTRAL ANGLE OF 18°11'41", AN ARC LENGTH OF 31.76 FEET TO A POINT OF REVERSE CURVATURE TO WHICH A RADIAL LINE BEARS NORTH 18°22'17" EAST;
- 5) THENCE CLINING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 100.00 FEET, CONCAVE NORTHERLY, THROUGH A CENTRAL ANGLE OF 18°11'41", AN ARC LENGTH OF 31.76 FEET;
- 6) THENCE SOUTH 89°49'24" EAST, 225.34 FEET;
- 7) THENCE NORTH 0°07'24" WEST, 10.00 FEET;
- 8) THENCE SOUTH 89°49'24" EAST, 105.86 FEET;
- 9) THENCE CLINING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 25.00 FEET, CONCAVE SOUTHERLY, THROUGH A CENTRAL ANGLE OF 1°07'28", AN ARC LENGTH OF 4.43 FEET;
- 10) THENCE SOUTH 79°58'29" EAST, 51.86 FEET;
- 11) THENCE CLINING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 25.00 FEET, CONCAVE NORTHERLY, THROUGH A CENTRAL ANGLE OF 1°07'28", AN ARC LENGTH OF 4.43 FEET;
- 12) THENCE SOUTH 89°49'24" EAST, 80.00 FEET;
- 13) THENCE CLINING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 25.00 FEET, CONCAVE NORTHERLY, THROUGH A CENTRAL ANGLE OF 1°07'28", AN ARC LENGTH OF 4.43 FEET;
- 14) THENCE NORTH 79°03'37" EAST, 26.45 FEET;
- 15) THENCE CLINING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 25.00 FEET, CONCAVE SOUTHERLY, THROUGH A CENTRAL ANGLE OF 1°07'28", AN ARC LENGTH OF 4.43 FEET;
- 16) THENCE SOUTH 89°49'24" EAST, 80.00 FEET;
- 17) THENCE NORTH 89°49'24" EAST, 45.01 FEET;
- 18) THENCE SOUTH 89°49'24" EAST, 105.86 FEET;
- 19) THENCE SOUTH 89°49'24" EAST, 402.39 FEET;
- 20) THENCE CLINING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 1802.00 FEET, CONCAVE SOUTHERLY, THROUGH A CENTRAL ANGLE OF 0°09'43", AN ARC LENGTH OF 255.25 FEET;
- 21) THENCE SOUTH 82°40'10" EAST, 321.85 FEET;
- 22) THENCE CLINING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 1888.00 FEET, CONCAVE NORTHERLY, THROUGH A CENTRAL ANGLE OF 0°09'43", AN ARC LENGTH OF 257.25 FEET;
- 23) THENCE SOUTH 89°49'17" EAST, 80.73 FEET;
- 24) THENCE SOUTH 89°51'07" EAST, 24.12 FEET;
- THENCE DEPARTING THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID GRAND TETON DRIVE, SOUTH 18°11'41" EAST, 34.71 FEET;
- THENCE CLINING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 273.00 FEET, CONCAVE SOUTHERLY, THROUGH A CENTRAL ANGLE OF 8°59'53", AN ARC LENGTH OF 46.53 FEET;
- THENCE SOUTH 25°11'45" EAST, 204.33 FEET;
- THENCE CLINING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 94.00 FEET, CONCAVE NORTHERLY, THROUGH A CENTRAL ANGLE OF 8°59'53", AN ARC LENGTH OF 13.35 FEET;
- THENCE NORTH 79°28'29" EAST, 27.89 FEET;
- THENCE CLINING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 113.00 FEET, CONCAVE SOUTHERLY, THROUGH A CENTRAL ANGLE OF 8°59'53", AN ARC LENGTH OF 12.11 FEET;
- THENCE SOUTH 49°41'29" EAST, 35.30 FEET;
- THENCE CLINING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 141.00 FEET, CONCAVE NORTHERLY, THROUGH A CENTRAL ANGLE OF 8°59'53", AN ARC LENGTH OF 9.12 FEET;
- THENCE SOUTH 89°50'17" EAST, 38.58 FEET;
- THENCE CLINING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 145.00 FEET, CONCAVE SOUTHERLY, THROUGH A CENTRAL ANGLE OF 31°28'57", AN ARC LENGTH OF 74.89 FEET;
- THENCE SOUTH 54°19'30" EAST, 24.82 FEET;
- THENCE CLINING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 125.00 FEET, CONCAVE NORTHERLY, THROUGH A CENTRAL ANGLE OF 40°08'10", AN ARC LENGTH OF 87.55 FEET;

THENCE NORTH 85°33'07" EAST, 41.45 FEET;
- THENCE CLINING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 112.00 FEET, CONCAVE SOUTHERLY, THROUGH A CENTRAL ANGLE OF 18°28'59", AN ARC LENGTH OF 35.08 FEET TO A POINT TO WHICH A RADIAL LINE BEARS NORTH 17°02'59" EAST;
- THENCE SOUTH 28°59'38" WEST, 80.12 FEET;
- THENCE CLINING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 55.00 FEET, CONCAVE NORTHERLY, THROUGH A CENTRAL ANGLE OF 7°02'59", AN ARC LENGTH OF 86.54 FEET;
- THENCE NORTH 75°33'35" WEST, 75.73 FEET;
- THENCE CLINING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 4810.00 FEET, CONCAVE SOUTHERLY, THROUGH A CENTRAL ANGLE OF 0°05'03", AN ARC LENGTH OF 655.38 FEET;
- THENCE NORTH 85°49'29" WEST, 458.35 FEET;
- THENCE CLINING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 1160.00 FEET, CONCAVE NORTHERLY, THROUGH A CENTRAL ANGLE OF 0°15'34", AN ARC LENGTH OF 146.87 FEET;
- THENCE NORTH 75°33'35" WEST, 584.38 FEET;
- THENCE NORTH 85°09'36" WEST, 161.98 FEET;
- THENCE CLINING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 250.00 FEET, CONCAVE SOUTHERLY, THROUGH A CENTRAL ANGLE OF 12°19'52", AN ARC LENGTH OF 53.73 FEET;
- THENCE SOUTH 87°31'52" WEST, 500.37 FEET;
- THENCE CLINING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 800.00 FEET, CONCAVE SOUTHERLY, THROUGH A CENTRAL ANGLE OF 1°07'28", AN ARC LENGTH OF 285.44 FEET TO A POINT OF REVERSE CURVATURE TO WHICH A RADIAL LINE BEARS NORTH 15°54'09" WEST;
- THENCE CLINING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 180.00 FEET, CONCAVE NORTHERLY, THROUGH A CENTRAL ANGLE OF 6°04'14", AN ARC LENGTH OF 194.83 FEET;
- THENCE NORTH 46°29'35" WEST, 79.68 FEET;
- THENCE CLINING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 80.00 FEET, CONCAVE NORTHERLY, THROUGH A CENTRAL ANGLE OF 44°17'55", AN ARC LENGTH OF 66.49 FEET;
- THENCE NORTH 82°12'00" WEST, 448.35 FEET;
- THENCE CLINING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 130.00 FEET, CONCAVE SOUTHERLY, THROUGH A CENTRAL ANGLE OF 4°21'41", AN ARC LENGTH OF 112.00 FEET;
- THENCE NORTH 51°33'41" WEST, 239.12 FEET;
- THENCE NORTH 47°13'33" WEST, 104.37 FEET;
- THENCE CLINING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 137.00 FEET, CONCAVE NORTHERLY, THROUGH A CENTRAL ANGLE OF 46°28'10", AN ARC LENGTH OF 111.11 FEET;
- THENCE NORTH 0°40'10" WEST, 128.88 FEET TO THE POINT OF BEGINNING.

ENCLOSING THEREWITH LOT 2.014 OF THE TWENTY FINAL MAP OF PROJECT "V" EAST PHASE, "AS SHOWN BY MAP THEREOF IN BOOK 154, PAGE 80 OF PLATS IN THE CLARK COUNTY RECORDS' OFFICE, NEVADA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING 79.51 ACRES, MORE OR LESS.

PAGE 2

THAT PORTION OF REVERSIONARY AREA 1 AS SHOWN BY MAP THEREOF IN BOOK 152, PAGE 49 OF PLATS IN CLARK COUNTY RECORDS' OFFICE, NEVADA, LYING WITHIN SECTIONS 15 AND 16, TOWNSHIP 19 SOUTH, RANGE 61 EAST, 114TH, CITY OF NORTH LAS VEGAS, CLARK COUNTY, NEVADA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING AT THE NORTHWEST CORNER OF 621.37 OF "V" VILLAGE 1 PHASE 1, AS SHOWN BY MAP THEREOF IN BOOK 154, PAGE 84 OF PLATS IN THE CLARK COUNTY RECORDS' OFFICE, NEVADA, AND AS AMENDED BY CERTIFICATE OF AMENDMENT RECORDED DECEMBER 12, 2018, IN BOOK 2801416 OF OFFICIAL RECORDS AS AMENDMENT NO. 010474;
THENCE FROM A POINT TO WHICH A RADIAL LINE BEARS NORTH 18°39'39" EAST, CLINING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 100.00 FEET, CONCAVE SOUTHERLY, THROUGH A CENTRAL ANGLE OF 0°40'07", AN ARC LENGTH OF 2.07 FEET;
THENCE SOUTH 70°19'35" EAST, 106.89 FEET;
- THENCE SOUTH 69°03'00" EAST, 63.09 FEET;
- THENCE CLINING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 130.00 FEET, CONCAVE NORTHERLY, THROUGH A CENTRAL ANGLE OF 2°50'08", AN ARC LENGTH OF 185.08 FEET;
- THENCE NORTH 82°08'35" EAST, 146.03 FEET;
- THENCE NORTH 79°31'00" EAST, 207.03 FEET;
- THENCE NORTH 79°05'43" EAST, 211.20 FEET;
- THENCE NORTH 80°49'32" EAST, 21.21 FEET;
- THENCE NORTH 84°17'41" EAST, 133.54 FEET;
- THENCE CLINING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 230.00 FEET, CONCAVE SOUTHERLY, THROUGH A CENTRAL ANGLE OF 1°05'07", AN ARC LENGTH OF 61.58 FEET;
- THENCE SOUTH 80°37'08" EAST, 47.88 FEET;
- THENCE CLINING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 130.00 FEET, CONCAVE SOUTHERLY, THROUGH A CENTRAL ANGLE OF 2°51'55", AN ARC LENGTH OF 60.81 FEET;
- THENCE SOUTH 54°25'14" EAST, 146.21 FEET;

- THENCE CLINING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 1750.00 FEET, CONCAVE NORTHERLY, THROUGH A CENTRAL ANGLE OF 3°08'53", AN ARC LENGTH OF 591.00 FEET;
- THENCE SOUTH 86°33'57" EAST, 211.53 FEET;
- THENCE CLINING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 110.00 FEET, CONCAVE SOUTHERLY, THROUGH A CENTRAL ANGLE OF 30°31'05", AN ARC LENGTH OF 39.23 FEET;
- THENCE SOUTH 53°42'31" EAST, 176.21 FEET;
- THENCE SOUTH 59°48'42" EAST, 136.18 FEET;
- THENCE CLINING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 182.00 FEET, CONCAVE NORTHERLY, THROUGH A CENTRAL ANGLE OF 33°17'21", AN ARC LENGTH OF 105.14 FEET;
- THENCE NORTH 87°53'57" EAST, 317.21 FEET;
- THENCE CLINING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 180.00 FEET, CONCAVE SOUTHERLY, THROUGH A CENTRAL ANGLE OF 1°28'52", AN ARC LENGTH OF 57.46 FEET;
- THENCE SOUTH 74°40'35" EAST, 65.42 FEET;
- THENCE SOUTH 77°01'27" EAST, 134.81 FEET;
- THENCE CLINING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 124.00 FEET, CONCAVE SOUTHERLY, THROUGH A CENTRAL ANGLE OF 55°33'27", AN ARC LENGTH OF 120.98 FEET;
- THENCE SOUTH 21°08'00" EAST, 146.83 FEET;
- THENCE CLINING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 131.00 FEET, CONCAVE WESTERLY, THROUGH A CENTRAL ANGLE OF 70°27'24", AN ARC LENGTH OF 181.47 FEET;
- THENCE SOUTH 49°29'24" WEST, 61.69 FEET;
- THENCE CLINING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 177.00 FEET, CONCAVE NORTHERLY, THROUGH A CENTRAL ANGLE OF 39°47'40", AN ARC LENGTH OF 92.04 FEET;
- THENCE SOUTH 79°17'04" WEST, 40.08 FEET;
- THENCE CLINING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 140.00 FEET, CONCAVE SOUTHERLY, THROUGH A CENTRAL ANGLE OF 47°27'18", AN ARC LENGTH OF 101.28 FEET;
- THENCE SOUTH 37°46'49" WEST, 127.11 FEET;
- THENCE CLINING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 372.00 FEET, CONCAVE SOUTHERLY, THROUGH A CENTRAL ANGLE OF 1°43'49", AN ARC LENGTH OF 94.88 FEET;
- THENCE SOUTH 25°12'57" WEST, 159.89 FEET;
- THENCE CLINING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 800.00 FEET, CONCAVE SOUTHERLY, THROUGH A CENTRAL ANGLE OF 0°09'43", AN ARC LENGTH OF 255.25 FEET TO A POINT OF REVERSE CURVATURE TO WHICH A RADIAL LINE BEARS NORTH 89°23'42" WEST;
- THENCE CLINING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 100.00 FEET, CONCAVE NORTHERLY, THROUGH A CENTRAL ANGLE OF 1°42'15", AN ARC LENGTH OF 54.07 FEET TO A POINT ON THE NORTHERLY LINE OF THE "V" VILLAGE 1 PHASE 2 SUBDIVISION PLAT AS SHOWN BY MAP THEREOF IN BOOK 153, PAGE 3 OF PLATS IN THE CLARK COUNTY RECORDS' OFFICE, NEVADA, TO WHICH A RADIAL LINE BEARS SOUTH 89°42'42" EAST;
- THENCE ALONG THE NORTHERLY LINE OF SAID SUBDIVISION PLAT, THE FOLLOWING TWENTY FOUR (24) COURSES:
- 1) NORTH 89°33'08" WEST, 284.20 FEET;
- 2) THENCE SOUTH 21°05'52" WEST, 161.82 FEET;
- 3) THENCE NORTH 89°49'31" WEST, 78.31 FEET;
- 4) THENCE NORTH 89°43'41" WEST, 58.20 FEET;
- 5) THENCE NORTH 89°49'31" WEST, 80.73 FEET;
- 6) THENCE SOUTH 81°37'03" WEST, 33.60 FEET;
- 7) THENCE NORTH 89°49'31" WEST, 45.00 FEET;
- 8) THENCE NORTH 89°14'49" WEST, 62.35 FEET;
- 9) THENCE NORTH 89°33'08" WEST, 447.25 FEET;
- 10) THENCE CLINING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 1030.00 FEET, CONCAVE NORTHERLY, THROUGH A CENTRAL ANGLE OF 44°09'14", AN ARC LENGTH OF 254.51 FEET TO A POINT TO WHICH A RADIAL LINE BEARS NORTH 15°39'05" EAST;
- 11) THENCE FROM A POINT TO WHICH A RADIAL LINE BEARS NORTH 15°37'57" EAST, CLINING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 170.00 FEET, CONCAVE SOUTHERLY, THROUGH A CENTRAL ANGLE OF 15°18'42", AN ARC LENGTH OF 45.43 FEET;
- 12) THENCE CLINING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 1031.00 FEET, CONCAVE NORTHERLY, THROUGH A CENTRAL ANGLE OF 08°18'12", AN ARC LENGTH OF 148.41 FEET TO A POINT TO WHICH A RADIAL LINE BEARS SOUTH 28°10'02" WEST;
- 13) THENCE NORTH 15°47'41" WEST, 18.58 FEET;
- 14) THENCE NORTH 37°43'00" WEST, 15.00 FEET;
- 15) THENCE SOUTH 37°16'10" WEST, 2.23 FEET;
- 16) THENCE NORTH 57°43'50" WEST, 62.50 FEET;
- 17) THENCE SOUTH 32°16'10" WEST, 17.75 FEET;


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 PARCEL FINAL MAP OF PROJECT TO "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

LEGAL DESCRIPTION (CONTINUED FROM SHEET 2)

- 18) THENCE CLARING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 30.00 FEET, CONCAVE NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF 170°52'32", AN ARC LENGTH OF 7.47 FEET, TO A POINT OF COMMENCEMENT TO WHICH A RADIAL LINE BEARS SOUTH 87°03'10" WEST;
- 19) THENCE CLARING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 100.00 FEET, CONCAVE NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF 170°52'32", AN ARC LENGTH OF 7.47 FEET, TO A POINT OF COMMENCEMENT TO WHICH A RADIAL LINE BEARS SOUTH 34°30'07" WEST;
- 20) THENCE CLARING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 25.00 FEET, CONCAVE NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF 113°33'59", AN ARC LENGTH OF 5.19 FEET;
- 21) THENCE NORTH 42°27'05" WEST, 51.61 FEET;
- 22) THENCE CLARING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 25.00 FEET, CONCAVE SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF 08°19'35", AN ARC LENGTH OF 3.78 FEET TO A POINT OF REFERENCE CLARING TO WHICH A RADIAL LINE BEARS NORTH 37°32'10" EAST;
- 23) THENCE CLARING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 100.00 FEET, CONCAVE NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF 03°50'20", AN ARC LENGTH OF 7.45 FEET;
- 24) THENCE NORTH 46°17'30" WEST, 8.48 FEET;
- 25) THENCE CLARING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 25.00 FEET, CONCAVE SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF 170°52'32", AN ARC LENGTH OF 7.47 FEET;
- 26) THENCE NORTH 65°24'22" WEST, 26.46 FEET;
- 27) THENCE CLARING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 25.00 FEET, CONCAVE NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF 170°52'32", AN ARC LENGTH OF 7.47 FEET;
- 28) THENCE NORTH 46°17'30" WEST, 688.71 FEET TO A POINT ON THE NORTHWESTERLY LINE OF THE APPROPRIATED "VTS VILLAGE 1 PHASE 1" SUBDIVISION PLAT;
- THENCE ALONG THE NORTHWESTERLY LINE OF SAID SUBDIVISION PLAT, THE FOLLOWING ARE (5) COURSES:
 - 1) CLARING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 30.00 FEET, CONCAVE EASTERNLY, THROUGH A CENTRAL ANGLE OF 09°00'00", AN ARC LENGTH OF 42.12 FEET TO A POINT TO WHICH A RADIAL LINE BEARS NORTH 46°17'30" WEST;
 - 2) THENCE NORTH 46°17'30" WEST, 68.00 FEET;
 - 3) THENCE FROM A POINT TO WHICH A RADIAL LINE BEARS SOUTH 86°17'30" EAST, CLARING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 30.00 FEET, CONCAVE NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF 09°00'00", AN ARC LENGTH OF 42.12 FEET;
 - 4) THENCE NORTH 46°17'30" WEST, 104.38 FEET;
 - 5) THENCE NORTH 07°50'30" EAST, 50.43 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 (SW1/4) OF SECTION 15, TOWNSHIP 19 SOUTH, RANGE 61 EAST, M.D.M., CITY OF NORTH LAS VEGAS, CLARK COUNTY, NEVADA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF CE1124 OF VTS VILLAGE 1 PHASE 2 AS SHOWN BY MAP THEREOF IN BOOK 152, PAGE 3 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA, THENCE ALONG THE EASTERN LINE OF CE1124 AND CE1114 OF SAID SUBDIVISION PLAT, NORTH 01°28'32" 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 ARE (6) COURSES:

- 1) FROM A POINT TO WHICH A RADIAL LINE BEARS SOUTH 17°39'49" WEST, CLARING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 30.00 FEET, CONCAVE NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF 142°1'45", AN ARC LENGTH OF 85.26 FEET;
- 2) THENCE SOUTH 84°41'56" EAST, 217.18 FEET;
- 3) THENCE CLARING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 311.68 FEET, CONCAVE NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF 133°02'39", AN ARC LENGTH OF 75.17 FEET;
- 4) THENCE NORTH 81°47'05" EAST, 71.68 FEET;
- 5) THENCE NORTH 76°16'44" EAST, 233.05 FEET;
- 6) THENCE CLARING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 232.00 FEET, CONCAVE NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF 08°43'10", AN ARC LENGTH OF 30.38 FEET 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°11'12" EAST, 65.80 FEET;
- THENCE SOUTH 08°33'08" EAST, 58.33 FEET;
- THENCE NORTH 74°20'00" EAST, 10.22 FEET;
- THENCE CLARING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 45.00 FEET, CONCAVE SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF 170°52'32", AN ARC LENGTH OF 13.44 FEET;
- THENCE SOUTH 08°33'08" EAST, 60.00 FEET;
- THENCE CLARING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 45.00 FEET, CONCAVE SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF 10°12'20", AN ARC LENGTH OF 6.82 FEET;
- THENCE SOUTH 78°20'40" EAST, 24.19 FEET;
- THENCE SOUTH 08°33'08" EAST, 53.24 FEET;

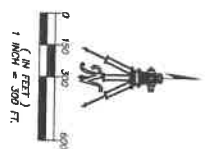
- THENCE NORTH 46°18'19" EAST, 7.08 FEET;
- THENCE SOUTH 08°46'15" EAST, 83.00 FEET;
- THENCE NORTH 01°11'45" EAST, 11.45 FEET;
- THENCE SOUTH 08°46'15" EAST, 83.00 FEET;
- THENCE SOUTH 01°11'45" WEST, 5.00 FEET;
- THENCE SOUTH 43°40'41" EAST, 7.51 FEET;
- THENCE SOUTH 01°28'32" WEST, 130.70 FEET;
- THENCE SOUTH 46°28'32" WEST, 7.07 FEET;
- THENCE SOUTH 01°28'32" WEST, 221.50 FEET;
- THENCE NORTH 08°33'08" WEST, 126.00 FEET;
- THENCE SOUTH 01°28'32" WEST, 80.45 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 ARE (17) COURSES:
 - 1) FROM A POINT TO WHICH A RADIAL LINE BEARS SOUTH 02°32'15" WEST, CLARING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 30.00 FEET, CONCAVE NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF 21°51'34", AN ARC LENGTH OF 458.88 FEET;
 - 2) THENCE NORTH 65°16'11" WEST, 173.92 FEET;
 - 3) THENCE CLARING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 1120.00 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, 87.88 FEET;
 - 5) THENCE CLARING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 50.00 FEET, CONCAVE NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF 02°10'24", AN ARC LENGTH OF 72.67 FEET;
 - 6) THENCE NORTH 01°04'19" WEST, 106.28 FEET;
 - 7) THENCE NORTH 01°47'30" EAST, 35.85 FEET;
 - 8) THENCE NORTH 08°12'28" WEST, 52.26 FEET;
 - 9) THENCE NORTH 01°47'28" EAST, 22.67 FEET;
 - 10) THENCE CLARING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 80.00 FEET, CONCAVE EASTERNLY, THROUGH A CENTRAL ANGLE OF 14°04'12", AN ARC LENGTH OF 24.07 FEET TO A POINT OF REFERENCE CLARING TO WHICH A RADIAL LINE BEARS NORTH 74°09'20" WEST;
 - 11) THENCE CLARING 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 20.05 FEET;
 - 12) THENCE NORTH 01°47'28" EAST, 168.04 FEET;
 - 13) THENCE NORTH 03°03'17" WEST, 12.30 FEET;
 - THENCE DEPARTING THE SOUTHERLY LINE OF SAID REVERSIONARY AREA 1, NORTH 03°03'17" WEST, 2.81 FEET;
 - THENCE NORTH 01°28'32" EAST, 4.00 FEET TO A POINT ON THE SOUTHERLY LINE OF THE APPROPRIATED CE1124;
 - THENCE ALONG THE SOUTHERLY LINE OF SAID CE1124, SOUTH 08°33'08" EAST, 210.12 FEET TO THE POINT OF BEGINNING, CONTAINING 28.53 ACRES, MORE OR LESS.

CONTAINING 209.57 TOTAL ACRES, MORE OR LESS.



5-16-22

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 PAGE 49 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA, LYING WITHIN SECTIONS 15 AND 18, TOWNSHIP 19 SOUTH, RANGE 61 EAST, M.D.M., CITY OF NORTH LAS VEGAS, CLARK COUNTY, NEVADA



LOT TABULATION

LOTS	COMMON ELEMENTS	PUBLIC SPACES (5,13 ACRES)
15	4	

MAP REFERENCES

BOOK 140, PAGE 60	OF PLATS
BOOK 140, PAGE 60	OF PLATS
BOOK 150, PAGE 84	OF PLATS
BOOK 150, PAGE 80	OF PLATS
BOOK 150, PAGE 50	OF PLATS
FILE 121, PAGE 52	OF PLATS
FILE 121, PAGE 52	OF PLATS
FILE 150, PAGE 35	OF SURVEYS
FILE 152, PAGE 13	OF SURVEYS

BEING A SUBDIVISION OF PORTIONS OF REVERSIONARY AREA 1 AND REVERSIONARY AREA 2 OF THE "REVERSIONARY FINAL MAP OF PARCEL "O" - EAST PARCEL" AS SHOWN BY MAP THEREOF IN BOOK 1322 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


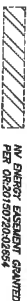
NOTES:

1) COMMON ELEMENTS CE1.08, CE1.07, CE1.11, CE1.12B, CE1.12C, CE1.13, CE1.15, CE1.15A, CE1.21, CE1.22, CE1.24, CE1.24A, CE1.40, CE1.41, and CE1.42, ARE PUBLIC UTILITY, PUBLIC DRAINAGE, AND PEDESTRIAN ACCESS EASEMENTS GRANTED PER THIS PLAT. TO BE PERMANENTLY MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

SECOND LINE
RIGHT-OF-WAY LINE
LOT LINE
STREET CENTERLINE
EASEMENT LINE
ADJOINING LOT LINE
MATCH LINE
LOT NUMBER

P1.15

RADIAL	BEARING
R1	N18°22'17"E
R2	N19°34'09"W
R3	N02°46'24"E



BECING A SUBMISSION 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

BECING A SUBMISSION 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

COMMON ELEMENTS CE:06, CE:07, CE:11, CE:12B, CE:12C, CE:13, CE:15, CE:15A, CE:21, CE:32, CE:34, CE:24A, CE:7A, CE:11, AND CE:7:42 ARE PUBLIC UTILITY, PUBLIC DRAINAGE, AND PEDESTRIAN ACCESS EASEMENTS GRANTED PER THIS PLAT, TO BE PRIMARILY MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

WARRANTY DEED AND AMENDMENT
TO RIGHT-OF-WAY FOR N-8310
PER OR:20180831:03120

LEGEND

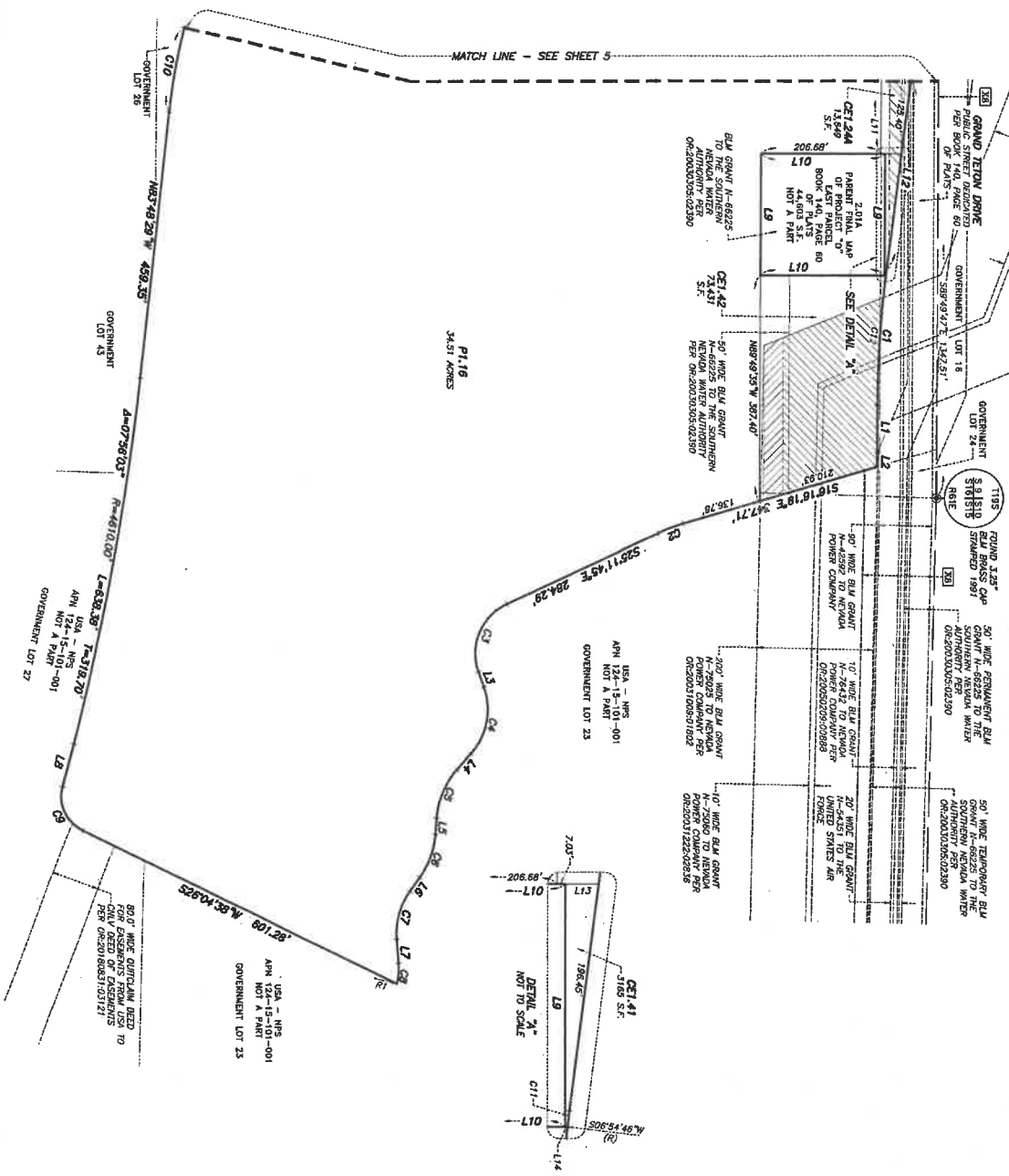
— SUBDIVISION BOUNDARY LINE

— SECTION LINE

— LOT LINE

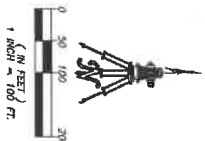
— STREET CENTRELINE

— LOT LINE

[illegible]

LINE	BEARING	DISTANCE
L1	S89°41'30"E	80.73
L2	S89°10'47"E	24.12
L3	N70°28'28"E	27.99
L4	S46°41'25"E	36.30
L5	S45°45'17"E	28.36
L6	S54°18'20"E	28.82
L7	N85°13'40"E	71.45
L8	N75°32'26"E	76.73
L9	N68°49'33"E	208.71
L10	S00°10'25"E	213.71
L11	S68°14'42"E	267.24
L12	S82°40'34"E	331.85
L13	S00°10'25"E	28.87
L14	S00°10'25"E	2.11

CURE	DETA	FAHUS	LENGTH	THICKNESS
			mm	mm
C1	0.95/3.4	207.00	46.26	3.16
C2	0.95/3.4	207.00	46.26	3.16
C3	0.95/3.4	207.00	46.26	3.16
C4	0.95/3.4	207.00	46.26	3.16
C5	0.95/3.4	207.00	46.26	3.16
C6	0.95/3.4	207.00	46.26	3.16
C7	0.95/3.4	207.00	46.26	3.16
C8	0.95/3.4	207.00	46.26	3.16
C9	0.95/3.4	207.00	46.26	3.16
C10	0.95/3.4	207.00	46.26	3.16
C11	0.95/3.4	207.00	46.26	3.16
C12	0.95/3.4	207.00	46.26	3.16



BECING A SUBDIVISION OF PORTIONS OF REVERSIONARY AREA 1 AND REVERSIONARY AREA 2 OF THE "REVERSIONARY FINAL MAP OF PARCENT 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, N.D.M., CITY OF NORTH LAS VEGAS, CLARK COUNTY, NEVADA

BECING A SUBDIVISION OF PORTIONS OF REVERSIONARY AREA 1 AND REVERSIONARY AREA 2 OF THE "REVERSIONARY FINAL MAP OF PARCENT 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, N.D.M., CITY OF NORTH LAS VEGAS, CLARK COUNTY, NEVADA

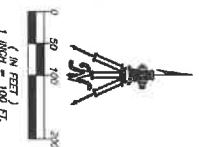
THE PUBLIC DRAINAGE EASEMENT GRANTED
PER OR:20200427:00085 WAS VACATED BY
OR:20221020:00011940

X3	PUBLIC UNDERGROUND DRAINAGE EASEMENT GRANTED PER OR:20200427-00896
X4	PUBLIC UTILITY EASEMENT GRANTED PER OR:20210330-02942
X7	PUBLIC UTILITY EASEMENT GRANTED PER OR:20210406-01455

SUBDIVISION BOUNDARY LINE
 RIGHT-OF-WAY LINE
 LOT LINE
 STREET / CENTERLINE
 EASEMENT LINE
 ADJOINING LOT LINE
 MATCH LINE
 LOT NUMBER

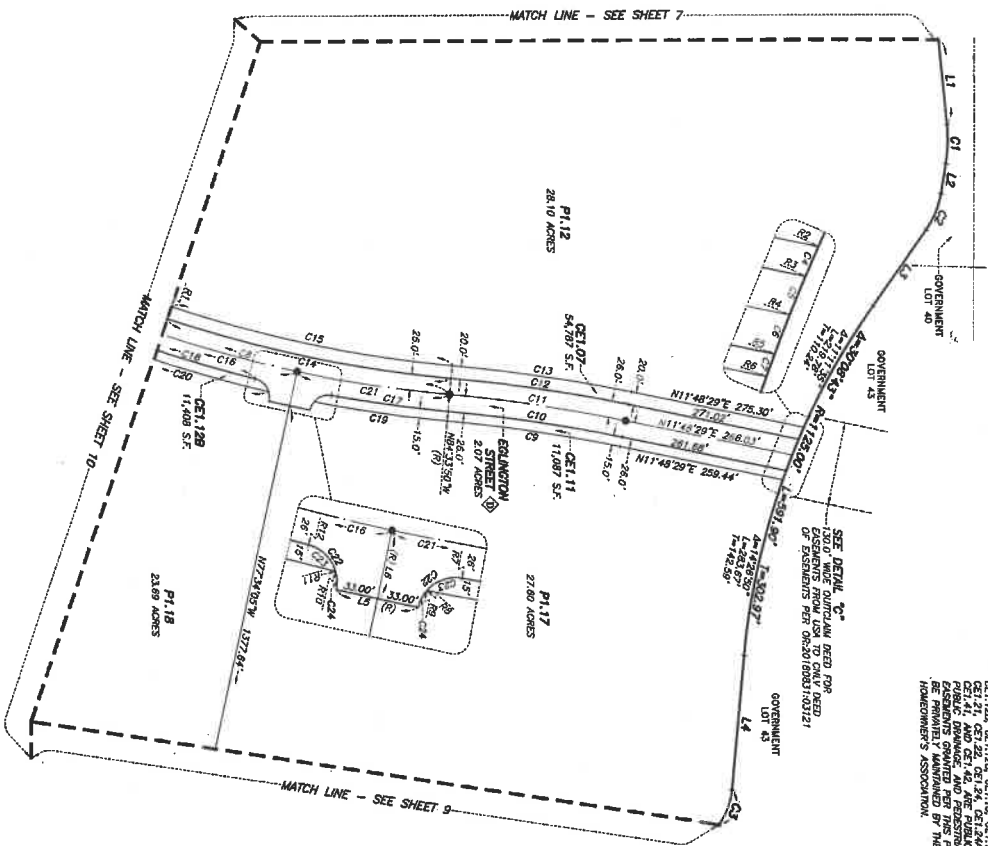
[illegible]

1) COMMON ELEMENTS CE-106, CE-107, CE-111, CE-128, CE-129, CE-133, CE-135, CE-158, CE-121, CE-122, CE-134, CE-244, CE-40, CE-141, AND CE-142, ARE PUBLIC UTILITY, PUBLIC DRAINAGE, AND PEDESTRIAN ACCESS EASEMENTS GRANTED FOR THIS PLAN, TO BE PRIVATELY MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.



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

COMMON ELEMENTS: C1.02B, C1.03, C1.07, C1.11, C1.12B, C1.12C, C1.13, C1.15, C1.15A, C1.21, C1.22, C1.24, C1.24A, C1.40, C1.41, AND C1.42. ARE PUBLIC UTILITY, PUBLIC DRAINAGE, AND PEDESTRIAN ACCESS EASEMENTS GRANTED PER THIS PLAN, TO BE PRIVATELY MAINTAINED BY THE HOMEOWNERS ASSOCIATION.



LINE	BEARING	DISTANCE
L1	N69°41'14"E	133.94'
L2	S80°37'09"E	47.98'
L3	S54°25'14"E	146.71'
L4	S84°33'57"E	211.53'
L5	N12°25'55"E	66.00'
L6	N77°34'05"W	55.01'

CURVE	DELTA	LENGTH	FINISH
C1	1503.39	233.00	61.38
C2	1871.55	133.00	60.81
C3	2016.39	115.00	60.45
C4	2107.94	115.00	60.52
C5	07.00	1165.00	62.34
C6	01.20.54	1165.00	62.34
C7	00.46.30	1165.00	62.34
C8	00.46.30	1165.00	62.34
C9	00.46.30	1165.00	62.34
C10	00.46.30	1165.00	62.34
C11	00.46.30	1165.00	62.34
C12	00.46.30	1165.00	62.34
C13	00.46.30	1165.00	62.34
C14	00.46.30	1165.00	62.34
C15	00.46.30	1165.00	62.34
C16	00.46.30	1165.00	62.34
C17	00.46.30	1165.00	62.34
C18	00.46.30	1165.00	62.34
C19	00.46.30	1165.00	62.34
C20	00.46.30	1165.00	62.34
C21	00.46.30	1165.00	62.34
C22	00.46.30	1165.00	62.34
C23	00.46.30	1165.00	62.34
C24	00.46.30	1165.00	62.34

LEGEND

SUBMISSION BOUNDARY LINE

RIGHT-OF-WAY LINE

LOT LINE

SHEET CENTERLINE

EASEMENT/ LIVE

ADDITIONAL NOTES

NOT WITHHELD

COMMON ELEMENT

SET 2[®] ALUMINUM C

U. NUNEZ, P.O. BOX 1700
REFERENCE MONUMENT

[illegible]

DEDICATION PER TH

OFFICIAL RECORDS

SOURCE: FBI

RECORD ONE

THESE ARE THE ONLY

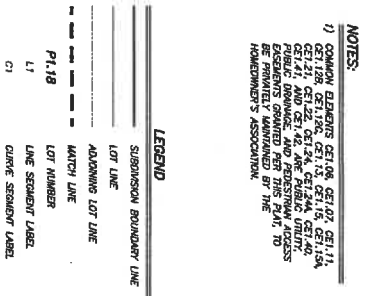
NUMBER OF OCCURRENCE 14

WWD-20016

5-16-22
SHEET 8 OF 11

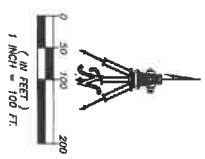


BEGING A SUBDIVISION OF PORTIONS OF REVERSIONARY AREA 1 AND REVERSIONARY AREA 2 OF THE "REVERSIONARY FINAL MAP OF PERCENT FINAL MAP OF PROJECT "D" EAST PARCEL" AS SHOWN BY MAP THEREOF IN BOOK 192, PAGE 49 OF PLATS IN THE CLARK COUNTY RECORDERS OFFICE, NEVADA, LYING WITHIN SECTIONS 15 AND 16, TOWNSHIP 19 SOUTH, RANGE 61 EAST, M.D.M., CITY OF NORTH LAS VEGAS, CLARK COUNTY, NEVADA



LINE	BEARING	DISTANCE
L1	S53°42' E	176.18'
L2	S56°44' E	136.18'
L3	S74°40' W	85.42'
L4	S77°01' E	134.83'
L5	S21°08' W	146.63'
L6	S48°28' E	161.65'
L7	S78°17' W	40.08'
L8	S17°49' W	127.11'
L9	S23°12' W	159.69'
L10	S23°12' W	42.54'

CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	1.17321°	182.00'	105.74'	54.41'
C2	1.72327°	182.00'	57.48'	28.95'
C3	55.53327°	124.00'	120.96'	65.78'
C4	27.13728°	131.00'	161.47'	92.79'
C5	29.71746°	177.00'	92.04'	42.09'
C6	41.71718°	140.00'	101.29'	32.98'
C7	14.5649°	172.00'	94.88'	47.70'



Grand Teton Drive (Dedicated Alignment Only West of 5th Street)



Conceptual Land Use Plan for The Villages at Tule Springs

The Villages at Tule Springs

Parcel Density Cap

4/28/2023

Nov 22, 2022 - Density Transfer

Village	Parcel	Developable Acreage	Use	Maximum Density per Acre	Maximum Density per Parcel
1	1.01	28.34	RES	4.19	119
	1.02	30.09	RES	4.12	124
	1.03	16.89	RES	7.10	125
	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	85
	1.08	24.19	RES	14.51	351
	1.11	17.65	RES	5.60	67
	1.12	28.1	RES	5.05	142
	1.15	40.06	RES	4.44	176
	1.16	34.51	RES	2.41	83
	1.17	27.6	RES	6.96	192
	1.18	23.69	RES	6.94	162
	1.19	23.11	MU	21.64	500
	1.20	26.83	RES	4.40	118
	1.21	14.53	RES	13.75	200
	1.22	11.27	MU	22.51	510
	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	27
	Sub-Total	516.42			4,887
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	20.93	RES(AA)	5.97	125
	2.07	21.39	RES(AA)	5.97	128
	2.08	27.7	RES(AA)	5.95	163
	2.09	19.13	RES(AA)	5.95	114
	2.10	19.13	RES(AA)	5.95	72
	2.11	12.16	RES(AA)	5.95	72
	2.12	12.16	RES(AA)	5.95	72
	2.13	24.69	RES(AA)	5.95	147
	2.14	22.25	RES(AA)	5.82	130
	2.15	18.93	RES(AA)	5.82	110
	2.16	26.70	RES(AA)	5.82	167
	2.17	17.52	RES(AA)	5.82	102
	2.18	27.06	RES(AA)	5.78	156
	2.19	23.99	RES(AA)	5.78	139
	2.20	16.65	RES(AA)	5.78	96
	2.21	18.85	RES(AA)	5.78	104
	2.22	18.05	RES(AA)	5.78	104
	2.23	20.4	MU	22.00	449
	2.24	23.26	COM	0.00	0
	2.25	65.39	COMMERCIAL CASINO	0.00	0
	Sub-Total	594.4			1,662
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	17.82	MU	10.30	186
	3.09	7.77	MU	0.00	0
	Sub-Total	185.36			1,229
4	4.01	17.61	RES	9.81	184
	4.02	34.9	RES	8.00	199
	4.03	24.86	RES	7.40	184
	4.04	16.06	RES	6.00	96
	Sub-Total	83.43			563
Total		1281.64			8,083

Table Legend

Current Approved Plan
most recent minor modification)

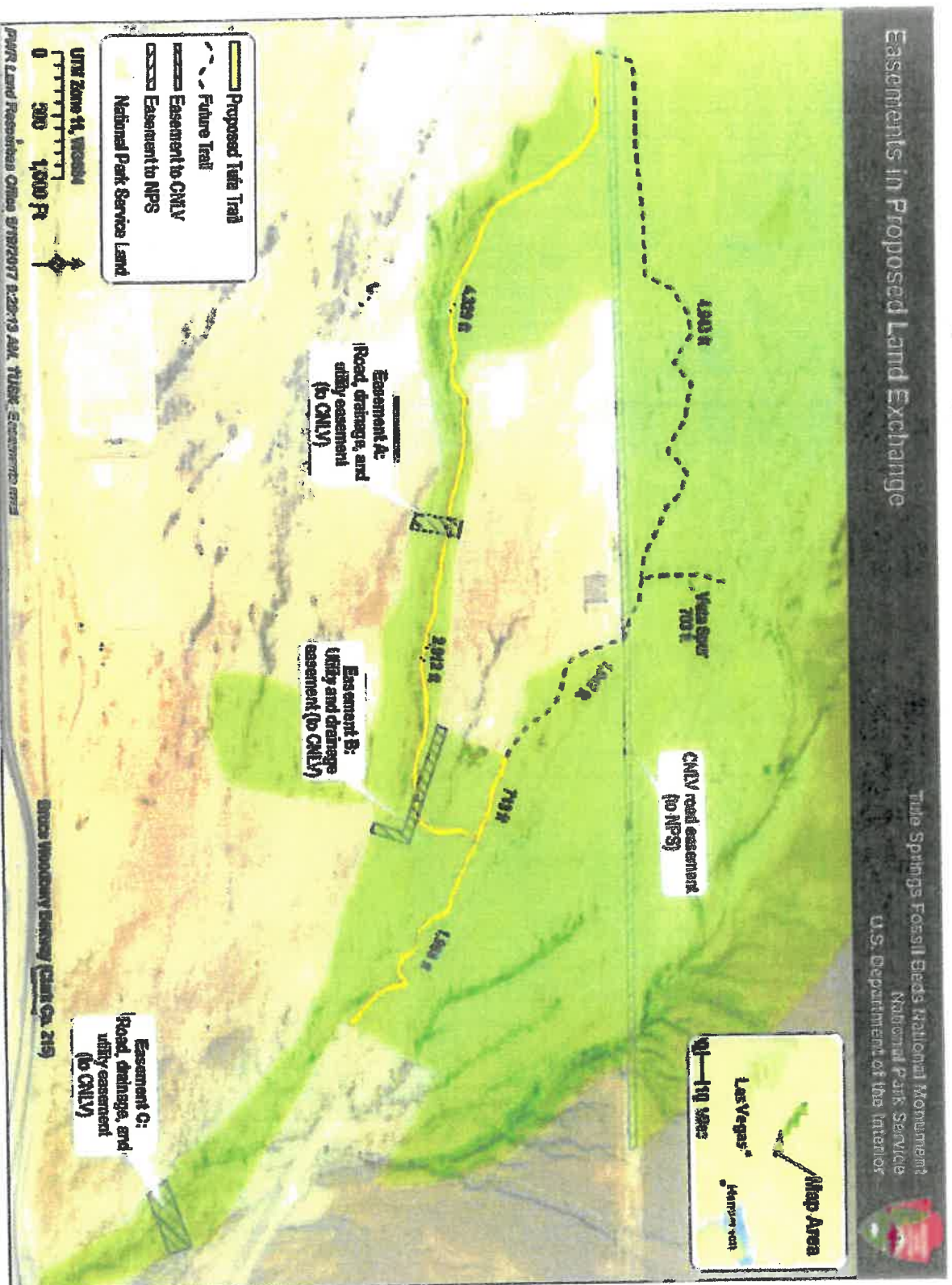
Developable Acreage	Density	Units	Variance (units)
28.34	4.19	119	0
30.09	4.12	124	0
16.89	7.20	122	-2
16.89	8.29	140	0
12.27	6.52	80	-12
14.13	38.00	537	-336
15.44	8.00	124	-30
24.19	14.68	353	-4
16.97	5.00	85	-18
27.69	5.00	138	4
32.82	4.00	133	23
33.61	4.00	134	-31
26.95	5.00	135	57
23.17	6.50	151	11
23.63	24.10	569	-69
26.83	5.00	134	-16
14.53	10.00	146	54
11.24	9.00	101	209
31.48	5.00	157	28
12.42	5.00	62	1
10.98	8.50	93	57
16.58	7.00	114	113
Sub-Total		4,887	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	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
18.93	5.82	110	0
26.70	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
18.85	5.78	104	0
20.4	22.00	449	0
23.26	0.00	0	0
65.39	0.00	0	0
Sub-Total		1,662	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
17.82	10.30	186	0
7.77	0.00	0	0
Sub-Total		1,229	0
17.61	9.81	184	0
34.9	8.00	199	0
24.86	7.40	184	0
16.06	6.00	96	0
Sub-Total		563	0



LAND USE LEGEND

- LOW DENSITY RESIDENTIAL (LDR) 0-5 DU/AC
- MEDIUM DENSITY RESIDENTIAL (MDR) 5.1-7.4 DU/AC
- MEDIUM-HIGH DENSITY RESIDENTIAL (MHR) 7.5-14.9 DU/AC
- HIGH DENSITY MULTI-FAMILY (HDMF) 15-30 DU/AC
- HIGH DENSITY MIXED USE (HDMU) 0-60 DU/AC
- PARK (CP & AP)
- TRAIL & PATHWAY
- ELEMENTARY SCHOOL (ES)
- HIGH DENSITY MIXED USE (HDMU) 0-25 DU/AC
- PUBLIC FACILITY UTILITY (PFU)
- DETENTION BASIN (DB)

Figure 3: Notice of Realty Action (NORA) Map



USE THIS SCALE (FEET) WHEN MAP REDUCED FROM 11X17 ORIGINAL

f f f f f f

BOOKS

1

114

4	1	2	3	4	1
---	---	---	---	---	---

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 (1"=100') WHEN MAP IS REDUCED FROM 11X17 ORIGINAL.

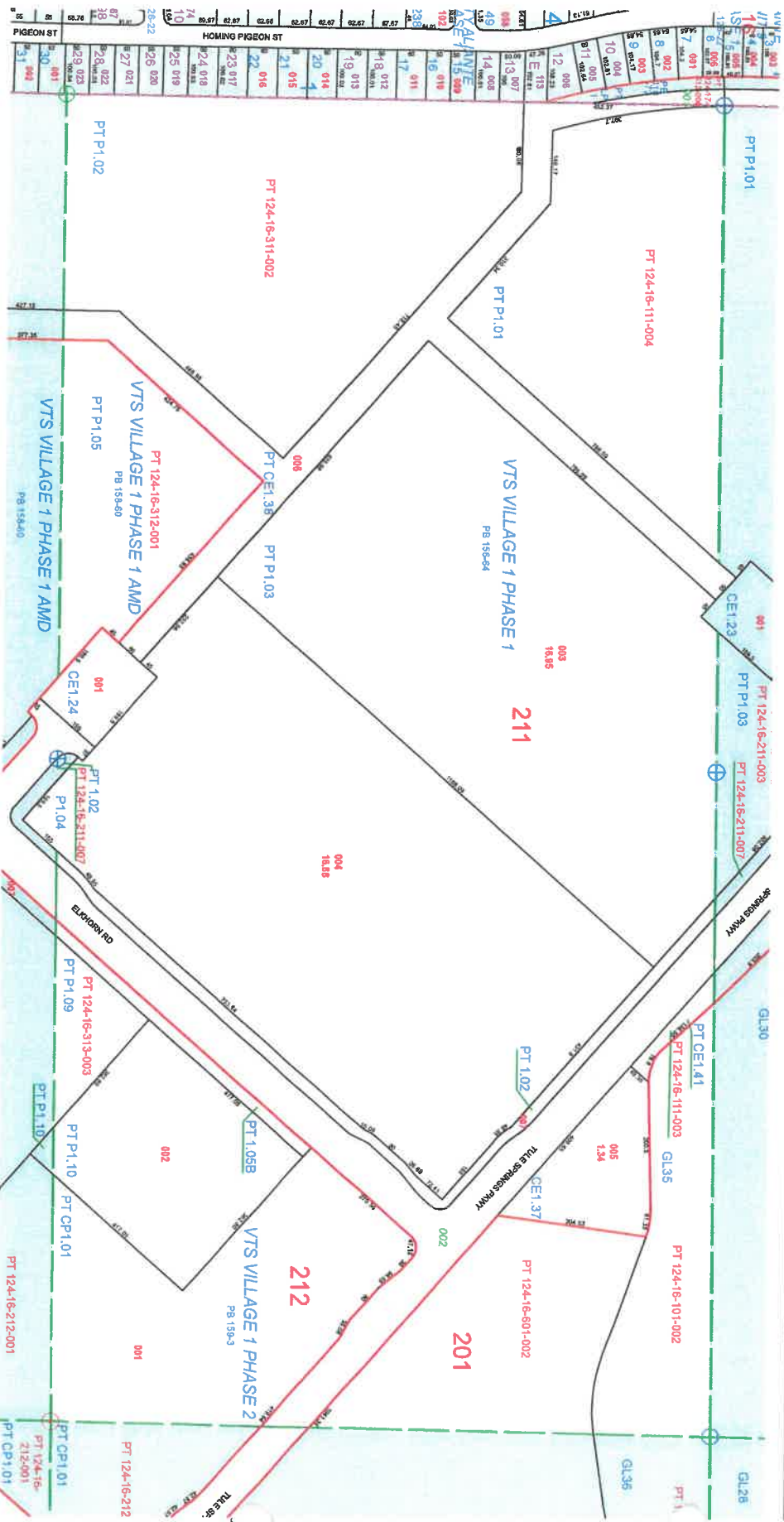
ASSESSOR'S PARCELS - CLARK COUNTY, NV.
Briana Johnson - Assessor

Parcel Boundary	Sub Boundary	Condominium Unit	007 Road Parcel Number
Sub Boundary	PMAD Boundary	Air Space PCL	001 Parcel Number
Road Easement	Right of Way PCL	Sub-Surface PCL	1.00 Acreage
Match / Leader Line			202 Parcel Subseq Number
Historic Lot Line			PB 24-45 Plat Recording Number
Historic Sub Boundary			5 Lot Number
Section Line			5 Govt Lot Number

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	17	18	19	20	21	22	23	24	25	26	27	28	29	30

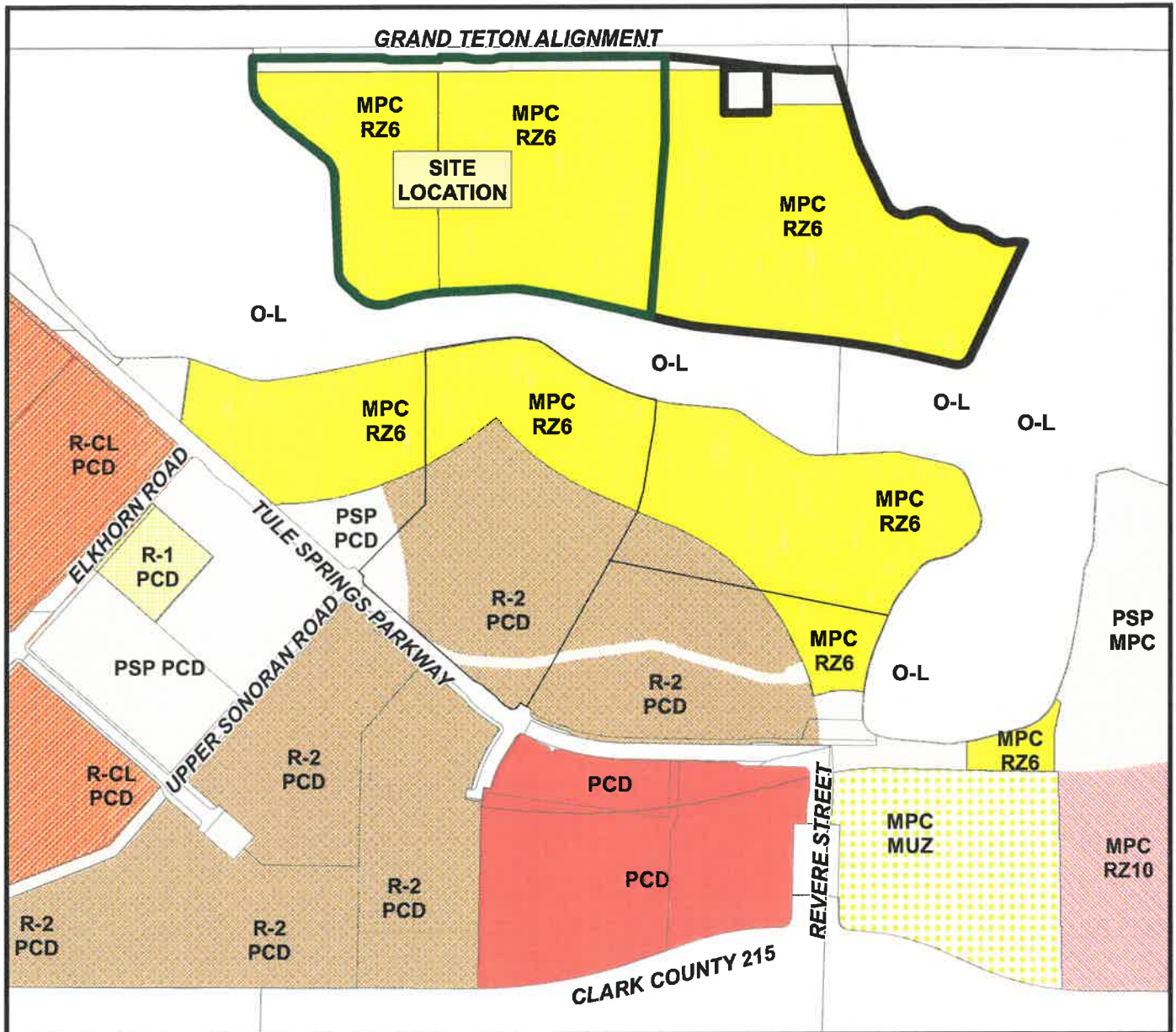
MAP									
S 2 NW 4									
6	4		8		4				
5	1		5		1				
6	2		6		2				
7	3		7		3				
8	4		8		4				
5	1		6		1				





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 RZ6 (Master Planned Community Residential Zone up to 6 Dwelling Units per Acre District) to an R-1 PCD (Medium-Low Density Residential Planned Community District)
 Project Info: South of the Grand Teton Alignment and west of Eglington Street
 Case Number: ZN-000037-2022
 12/13/2022

