

**November 29, 2022**

W.O # 8189

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

**Subject: Parcel 1.16 - The Villages at Tule Springs (Letter of Intent)**  
**RE: APN's 124-16-501-004 – 35.94 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 an 82-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 East of Eglington Street.

**Project Information:**

The project consists of 35.94 +-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 1.17 (MPC-R-CL)
- East: OL (Open Lands - Vacant) Bureau of Land Management
- West: Parcel 1.15 (MPC-R-1-PCD) and 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-PCD (Single-Family Low-Density Residential District Planned Community District)

**2. Tentative Map**

For an 82-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 82 residential lots on approximately 35.94 +/- acres for an overall density of 2.28 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 two (2) models. Each model has four (2) 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 3,826 to 1,865 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 at the southeast corner of Parcel 1.16. The sewer will be extended through Parcel 1.16 and provide service 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 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 81 EAST, M.D.M., CITY OF NORTH LAS VEGAS, CLARK COUNTY, NEVADA

## LEGAL DESCRIPTION (CONTINUED FROM SHEET 2)

- 19) THENCE CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 20.00 FEET, CONCAVE SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF 170°35', AN ARC LENGTH OF 7.47 FEET, TO A POINT OF COMPOUND CURVATURE TO WHICH A RADIAL LINE BEARS SOUTH 5°21'00" WEST;
- 20) THENCE CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 102.00 FEET, CONCAVE SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF 170°35', AN ARC LENGTH OF 7.47 FEET, TO A POINT OF COMPOUND CURVATURE TO WHICH A RADIAL LINE BEARS SOUTH 5°21'00" WEST;
- 21) THENCE CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 25.00 FEET, CONCAVE SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF 170°35', AN ARC LENGTH OF 5.18 FEET;
- 22) THENCE CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 25.00 FEET, CONCAVE SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF 08°30'55", AN ARC LENGTH OF 3.78 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 102.00 FEET, CONCAVE NORTHEASTERLY, THROUGH A CENTRAL ANGLE OF 03°30'20", AN ARC LENGTH OF 70.05 FEET;
- 24) THENCE NORTH 48°17'30" WEST, 9.45 FEET;
- 25) THENCE CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 25.00 FEET, CONCAVE SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF 170°35', AN ARC LENGTH OF 7.47 FEET;
- 26) THENCE NORTH 55°24'32" WEST, 28.48 FEET;
- 27) THENCE CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 25.00 FEET, CONCAVE NORTHEASTERLY, THROUGH A CENTRAL ANGLE OF 170°35', AN ARC LENGTH OF 7.47 FEET;
- 28) THENCE NORTH 48°17'30" WEST, 68.21 FEET TO A POINT ON THE NORTHEASTERLY LINE OF THE AFOREMENTIONED VTS VILLAGE 1 PHASE 1 SUBDIVISION PLAT;
- THENCE ALONG THE NORTHEASTERLY LINE OF SAID SUBDIVISION PLAT, THE FOLLOWING FIVE (5) COURSES:
  - 1) CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 30.00 FEET, CONCAVE EASTERNLY, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 47.12 FEET TO A POINT TO WHICH A RADIAL LINE BEARS NORTH 48°17'30" WEST;
  - 2) THENCE NORTH 48°17'30" WEST, 68.20 FEET;
  - 3) THENCE FROM A POINT TO WHICH A RADIAL LINE BEARS SOUTH 48°17'30" EAST CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 30.00 FEET, CONCAVE NORTHEASTLY, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 47.12 FEET;
  - 4) THENCE NORTH 48°17'30" WEST, 104.13 FEET;
  - 5) THENCE NORTH 07°30'39" EAST, 304.63 FEET TO THE POINT OF BEGINNING, CONTAINING 191.53 ACRES, MORE OR LESS.

## PARCEL 3

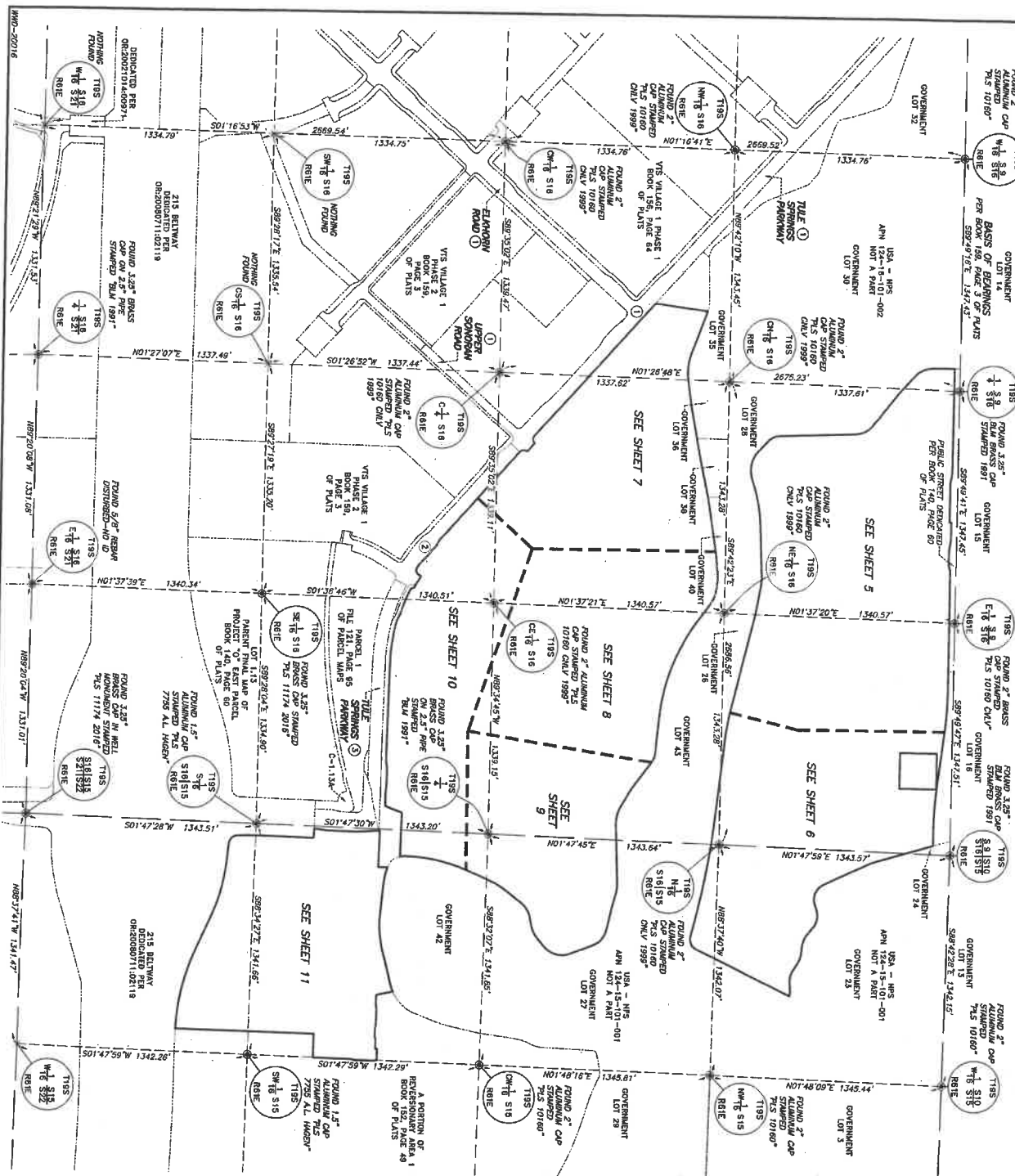
THAT PORTION OF REVERSIONARY AREA 1 AS SHOWN BY MAP THEREOF IN BOOK 152, PAGE 49 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA, Lying WITHIN THE SOUTHWEST QUARTER (SW1/4) OF SECTION 15, TOWNSHIP 19 SOUTH, RANGE 81 EAST, M.D.M., CITY OF NORTH LAS VEGAS, CLARK COUNTY, NEVADA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

- 1) FROM A POINT TO WHICH A RADIAL LINE BEARS SOUTH 19°28'49" WEST, CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 30.00 FEET, CONCAVE NORTHEASTERLY, THROUGH A CENTRAL ANGLE OF 15°21'45", AN ARC LENGTH OF 50.80 FEET;
- 2) THENCE SOUTH 84°41'56" EAST, 312.18 FEET;
- 3) THENCE CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 311.00 FEET, CONCAVE NORTHEASTLY, THROUGH A CENTRAL ANGLE OF 13°03'39", AN ARC LENGTH OF 73.37 FEET;
- 4) THENCE NORTH 81°47'05" EAST, 77.65 FEET;
- 5) THENCE NORTH 76°18'44" EAST, 233.05 FEET;
- 6) THENCE CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 232.00 FEET, CONCAVE NORTHEASTLY, THROUGH A CENTRAL ANGLE OF 09°43'10", AN ARC LENGTH OF 39.38 FEET TO A POINT TO WHICH A RADIAL LINE BEARS SOUTH 23°25'25" EAST;
- THENCE DEPARTING THE NORTHERLY LINE OF SAID REVERSIONARY AREA 1, SOUTH 12°11'22" EAST, 85.63 FEET;
- THENCE SOUTH 88°33'08" EAST, 58.33 FEET;
- THENCE NORTH 74°20'07" EAST, 10.23 FEET;
- THENCE CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 42.00 FEET, CONCAVE SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF 170°35', AN ARC LENGTH OF 15.44 FEET;
- THENCE SOUTH 88°33'08" EAST, 60.00 FEET;
- THENCE CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 43.00 FEET, CONCAVE SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF 107°12'29", AN ARC LENGTH OF 8.02 FEET;
- THENCE SOUTH 78°20'40" EAST, 24.18 FEET;
- THENCE SOUTH 88°33'08" EAST, 53.34 FEET;

- THENCE NORTH 46°18'10" EAST, 7.08 FEET;
- THENCE SOUTH 88°46'15" EAST, 63.00 FEET;
- THENCE NORTH 01°11'45" EAST, 11.45 FEET;
- THENCE SOUTH 88°46'15" EAST, 63.00 FEET;
- THENCE SOUTH 01°11'45" WEST, 5.00 FEET;
- THENCE SOUTH 43°40'41" EAST, 7.51 FEET;
- THENCE SOUTH 07°58'32" WEST, 120.70 FEET;
- THENCE SOUTH 46°58'32" WEST, 7.07 FEET;
- THENCE SOUTH 07°58'32" WEST, 22.50 FEET;
- THENCE NORTH 88°33'08" WEST, 128.00 FEET;
- THENCE SOUTH 07°58'32" WEST, 804.42 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 NINETEEN (19) COURSES:
  - 1) FROM A POINT TO WHICH A RADIAL LINE BEARS SOUTH 02°32'15" WEST, CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 30.00 FEET, CONCAVE NORTHEASTLY, THROUGH A CENTRAL ANGLE OF 27°51'34", AN ARC LENGTH OF 455.58 FEET;
  - 2) THENCE NORTH 65°16'11" WEST, 173.49 FEET;
  - 3) THENCE CURVING 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 372.80 FEET;
  - 4) THENCE NORTH 84°20'43" WEST, 87.82 FEET;
  - 5) THENCE CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 50.00 FEET, CONCAVE NORTHEASTLY, THROUGH A CENTRAL ANGLE OF 87°18'24", AN ARC LENGTH OF 72.87 FEET;
  - 6) THENCE NORTH 01°04'18" WEST, 106.28 FEET;
  - 7) THENCE NORTH 01°47'20" EAST, 336.09 FEET;
  - 8) THENCE NORTH 88°12'29" WEST, 52.26 FEET;
  - 9) THENCE NORTH 01°47'28" EAST, 22.87 FEET;
  - 10) THENCE CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 84.00 FEET, CONCAVE EASTERNLY, 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°02'07" 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 20.05 FEET;
  - 12) THENCE NORTH 03°07'17" WEST, 132.30 FEET;
  - 13) THENCE NORTH 03°07'17" WEST, 132.30 FEET;
  - THENCE DEPARTING THE SOUTHERLY LINE OF SAID REVERSIONARY AREA 1, NORTH 02°03'17" WEST, 2.81 FEET;
  - THENCE NORTH 07°58'32" EAST, 4.00 FEET TO A POINT ON THE SOUTHERLY LINE OF THE AFOREMENTIONED CE1.124
  - THENCE ALONG THE SOUTHERLY LINE OF SAID CE1.124, SOUTH 88°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.



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 132, PAGE 48 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA, LYING WITHIN SECTIONS 15 AND 16, TOWNSHIP 19 SOUTH, RANGE 61 EAST, N.E.1/4, CITY OF NORTH LAS VEGAS, CLARK COUNTY, NEVADA



LEGEND

_____	SUBDIVISION BOUNDARY LINE
_____	SECTION LINE
_____	QUARTER SECTION LINE
_____	SIXTEENTH SECTION LINE
_____	ADJACENT PROPERTY LINE
_____	MATCH LINE
_____	ASSESSOR'S PARCEL NUMBER
_____	OFFICIAL RECORD
_____	GROUND IMPROVEMENT AS SHOWN
_____	AND DESCRIBED
①	CALCULATED POINT PER
②	SECTION 1/4, PAGE 60 OF PLATS
③	BOOK 154, PAGE 60 OF PLATS
④	PUBLIC STREET ADJACENT PER
⑤	BOOK 158, PAGE 3 OF PLATS
⑥	PUBLIC STREET ADJACENT PER
⑦	BOOK 161, PAGE 102/201

LOT TABULATION	
LOTS	8
COMMON ELEMENTS	15
PUBLIC STREETS (5.13 ACRES)	4

### MAP REFERENCES

BOOK 140,	PAGE 80 OF PLATS
BOOK 152,	PAGE 49 OF PLATS
BOOK 152,	PAGE 64 OF PLATS
BOOK 158,	PAGE 60 OF PLATS
BOOK 159,	PAGE 3 OF PLATS
FILE 121,	PAGE 27 OF PARCEL
FILE 121,	PAGE 95 OF PARCEL
FILE 138,	PAGE 34 OF SURVEYS
FILE 130,	PAGE 35 OF SURVEYS
FILE 132,	PAGE 15 OF SURVEYS











BEING 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 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

THE PUBLIC DRAINAGE EASEMENT GRANTED  
PER OR:20200427:00805 WAS VACATED BY  
OR:20221010:0001590

X3	PUBLIC UNDERGROUND DRAINAGE EASEMENT GRANTED PER OR:20200427:00886
X4	PUBLIC UTILITY EASEMENT GRANTED PER OR:20210330:02842
X5	PUBLIC UTILITY EASEMENT GRANTED PER OR:20210408:01485

Diagram illustrating various line types and labels for a street layout:

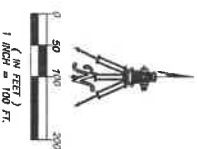
- SECTION BOUNDARY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- STREET CENTERLINE
- EASEMENT LINE
- ADJOINING LOT LINE
- MATCH LINE

CE	COMMON ELEMENT
Δ	LOCATION OF MONUMENTIZATION TO BE SET PER BOOK 155, PAGE 6 OF PLANS
●	SET 2 ALUMINUM OR BRASS MONUMENTS TO BE SET PER INTERFERING MONUMENTS SET IN TOP OF CURB
①	PUBLIC STREET OFFERED FOR DEDICATION PER HIS PLAN
②	PUBLIC STREET DEDICATED PER BOOK 155, PAGE 6 OF PLANS
③	PUBLIC STREET DEDICATED PER BOOK 155, PAGE 6 OF PLANS
OR	OFFICIAL RECORDS
S.F.	SQUARE FEET
(R)	RADIAL LANE
P1	PARKING LANE LABEL
L1	LINE SEGMENT LABEL
C1	CURVE SEGMENT LABEL

COMMON ELEMENTS CE1.08, CE1.07, CE1.11, CE1.12B, CE1.14C, CE1.13, CE1.15, CE1.21, CE1.22, CE1.24, CE1.40, CE1.41, AND CE1.42, ARE PUBLIC UTILITY, PUBLIC DRAINAGE, AND PEDESTRIAN ACCESS EASEMENTS GRANTED PER THIS PLAT, TO BE PRIVATELY MAINTAINED BY THE HOMEOWNERS'S ASSOCIATION.

LINE	BEARING	DISTANCE
L1	N47°1.30' W	66.80
L2	S70°18.25' E	166.85
L3	S59°03.00' E	63.09
L4	N48°06.53' E	146.03
L5	N70°50.39' E	211.20
L6	N70°50.39' E	30.11
L7	S65°24.22' E	10.22
L8	S46°1.30' E	60.00
L9	N59°03.02' E	24.19
L10	S46°17.50' E	62.29
L11	N46°71.50' W	33.00
L12	S51°42.30' W	67.00
L13	N47°42.50' W	37.00
L14	N85°24.82' W	26.46
L15	N48°05.02' W	51.96
L16	N47°1.50' W	70.00
L17	N47°42.50' W	73.00*

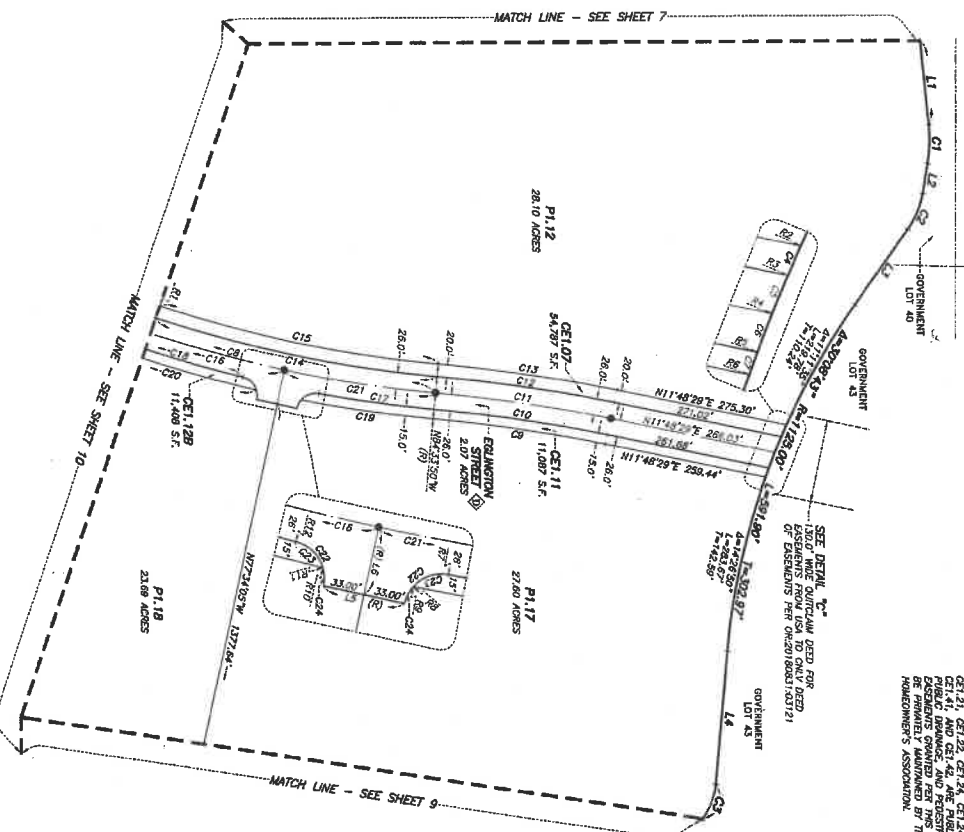
RADIAL	BEARING
R1	N18°59'38"E
R2	S38°41'52"E
R3	N57°53'09"W



BEING A SUBDIVISION OF PORTIONS OF RECREATIONARY AREA 1 AND RECREATIONARY AREA 2 OF THE "RECREATIONARY FINAL MAP OF PROJECT 'O' EAST PARCEL," AS SHOWN BY MAP THEREOF IN BOOK 132, PAGE 49 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA, LING 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 CE1.06, CE1.07, CE1.11

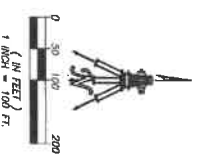


LINE	BEARING	DISTANCE
L1	N84°17'14"E	133.94
L2	S80°57'09"E	47.98
L3	S54°26'14"E	146.71
L4	S84°33'57"E	211.51
L5	N12°26'55"E	66.00
L6	N77°34'05"W	55.03

CAR	DELTA	FAULTS	LENGTH	THROUST
C1	1505.34	30.00	61.30	30.67
C2	1505.34	30.00	61.30	30.65
C3	10752.50	1125.00	59.20	10.33
C4	10720.54	1125.00	58.47	13.34
C5	10720.54	1125.00	58.47	13.34
C6	10720.54	1125.00	58.47	13.34
C7	25250.17	2469.00	59.67	47.09
C8	25250.17	2469.00	59.67	47.09
C9	10722.19	2469.00	59.74	13.71
C10	10722.19	2469.00	59.74	13.71
C11	10722.19	2469.00	59.74	13.71
C12	25250.17	2469.00	59.67	47.09
C13	1516.03	1954.00	45.10	29.94
C14	1516.03	1954.00	45.10	29.94
C15	1516.03	1954.00	45.10	29.94
C16	1516.03	1954.00	45.10	29.94
C17	1516.03	1954.00	45.10	29.94
C18	1516.03	1954.00	45.10	29.94
C19	10759.50	2041.00	61.30	30.67
C20	10759.50	2041.00	61.30	30.67
C21	10759.50	2041.00	61.30	30.67
C22	10759.50	2041.00	61.30	30.67
C23	10759.50	2041.00	61.30	30.67
C24	25250.17	2469.00	59.67	47.09

LEGEND	
_____	SUBDIVISION BOUNDARY LINE
_____	RIGHT-OF-WAY LINE
_____	LOT LINE
_____	STREET CENTERLINE
_____	EASEMENT LINE
_____	ADJOINING LOT LINE
_____	MATCH LINE
_____	LOT NUMBER
_____	COMMON ELEMENT
●	SECTION 27 ALUMINUM CAP STAKED IN PLACE FOR CONCRETE SET IN TOP OF CURB
◇	PUBLIC STREET OFFERED FOR DEDICATION PER THIS PLAT
OR	OFFICIAL RECORDS
S.C.	SQUARE FOOT
(R)	ROYAL LINE
R1	ROYAL LINE LABEL
L1	LINE STRIKING LABEL
C1	CAME STRIKING LABEL

BEING A SUBDIVISION OF PORTIONS OF REVERSIONARY AREA 1 AND REVERSIONARY AREA 2 OF THE REVERSIONARY FINAL MAP OF PARCEL "D" 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



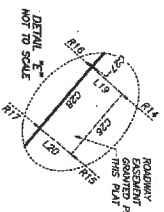
BEING A SUBMISSION OF PORTIONS OF REVERSIONARY AREA 1 AND REVERSIONARY AREA 2 OF THE "REVERSIONARY FINAL MAP OF PROJECT 'D' EAST PARCEL" AS SHOWN BY MAP THEREOF IN BOOK 152, PAGE 49 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA, LYING WITHIN SECTIONS 15 AND 16, TOWNSHIP 19 SOUTH, RANGE 61 EAST,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

THE PUBLIC DRAINAGE EASEMENT GRANTED  
PER OR-20200427-00865 WAS VACATED BY  
OR-2022J15041-00015910

☐ PUBLIC UTILITY EASEMENT GRANTED  
 PER OR:20210330-02941  
☐ PUBLIC UNDERGROUND DRAINAGE  
 EASEMENT GRANTED PER  
 OR:20210330-02346  
☐ ROADWAY EASEMENT GRANTED  
 PER OR:20210408-01483

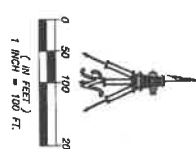
**NOTES:**

1) COMMON ELEMENTS CE1.06, 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 HOMEOWNERS' ASSOCIATION.



Roll	Bearing
R1	N88°23'42"
R2	S76°19'02"
R3	S15°29'02"
R4	N35°16'32"E
R5	N17°5'30"E
R6	S26°18'02"E
R7	S15°01'06"E
R8	S34°38'01"E
R9	N43°52'10"E
R10	S36°03'25"E
R11	S32°44'19"E
R12	S71°17'42"E
R13	S28°10'28"E
R14	S14°40'40"E
R15	S40°1'53"E
R16	S41°40'40"E
R17	S40°18'02"E

	LINE	BEARING	DISTANCE
012	1	230.00	13.60
013	2	230.00	6.75
014	3	230.00	1.50
015	4	263.00	5.66
016	5	45.00	3.41
017	6	230.00	3.65
018	7	209.50	1.03
019	8	1038.50	60.15
020	9	204.00	97.00
021	10	204.00	10.04
022	11	204.00	10.04
023	12	203.50	88.27
024	13	203.50	69.47
025	14	45.00	31.44
026	15	45.00	6.77
027	16	112.48	14.50
028	17	1033.00	0.56
029	18	1033.00	29.31
030	19	1033.00	12.66



1 INCH = 100 FT

5-1

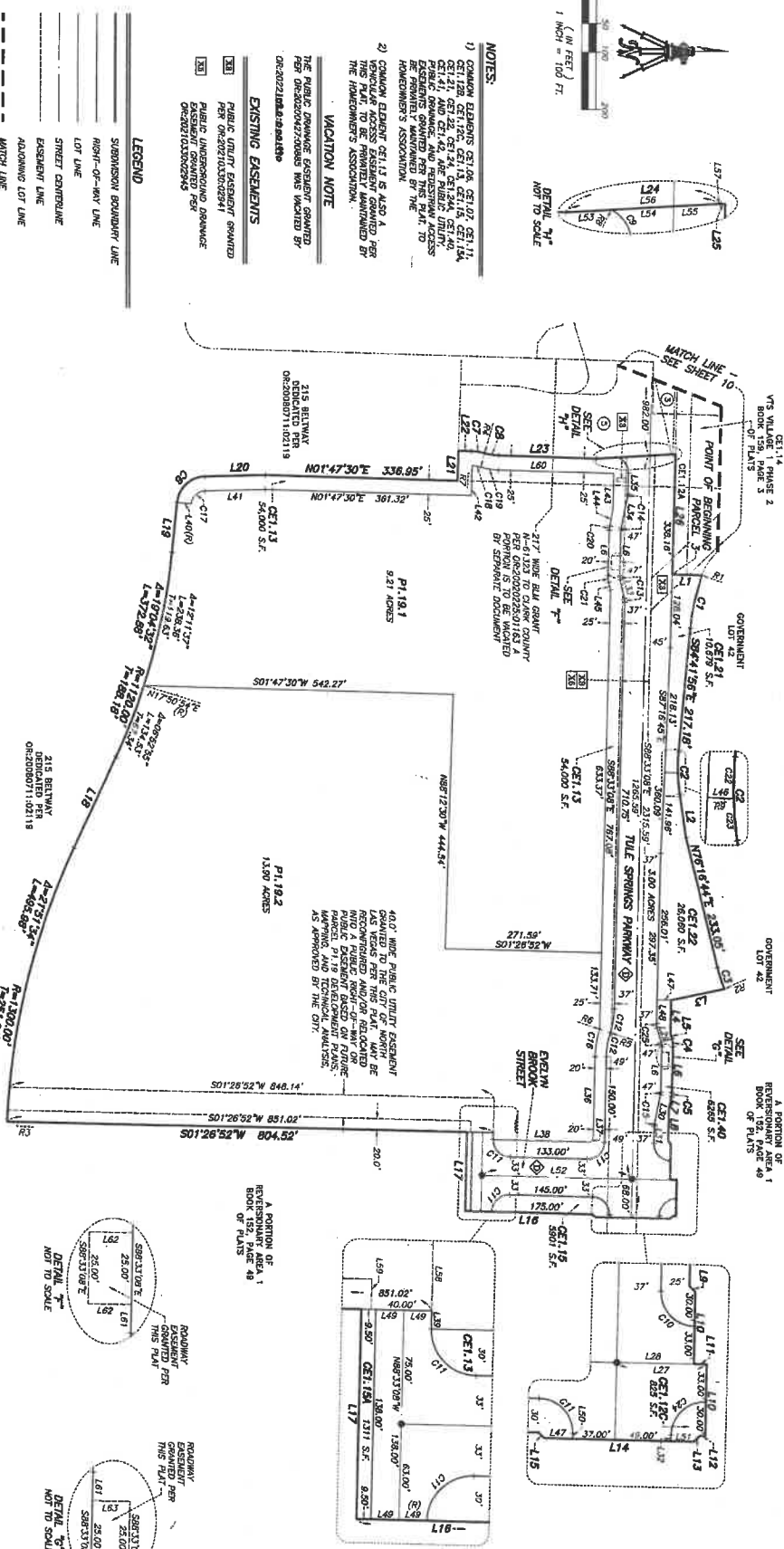
5-16-22

BOOK 161, PAGE 15

MWD-20016

BEING A SUBDIVISION OF PORTIONS OF RECREATIONARY AREA 1 AND RECREATIONARY AREA 2 OF THE "RECREATIONARY FINAL MAP OF PROJECT "D" 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

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RADIAL	BEARING
R1	51930 49
R2	53326 25
R3	50252 15
R4	17408 20
R5	11742 29
R6	51758 49
R7	10622 48
R8	10551 47
R9	50127 50

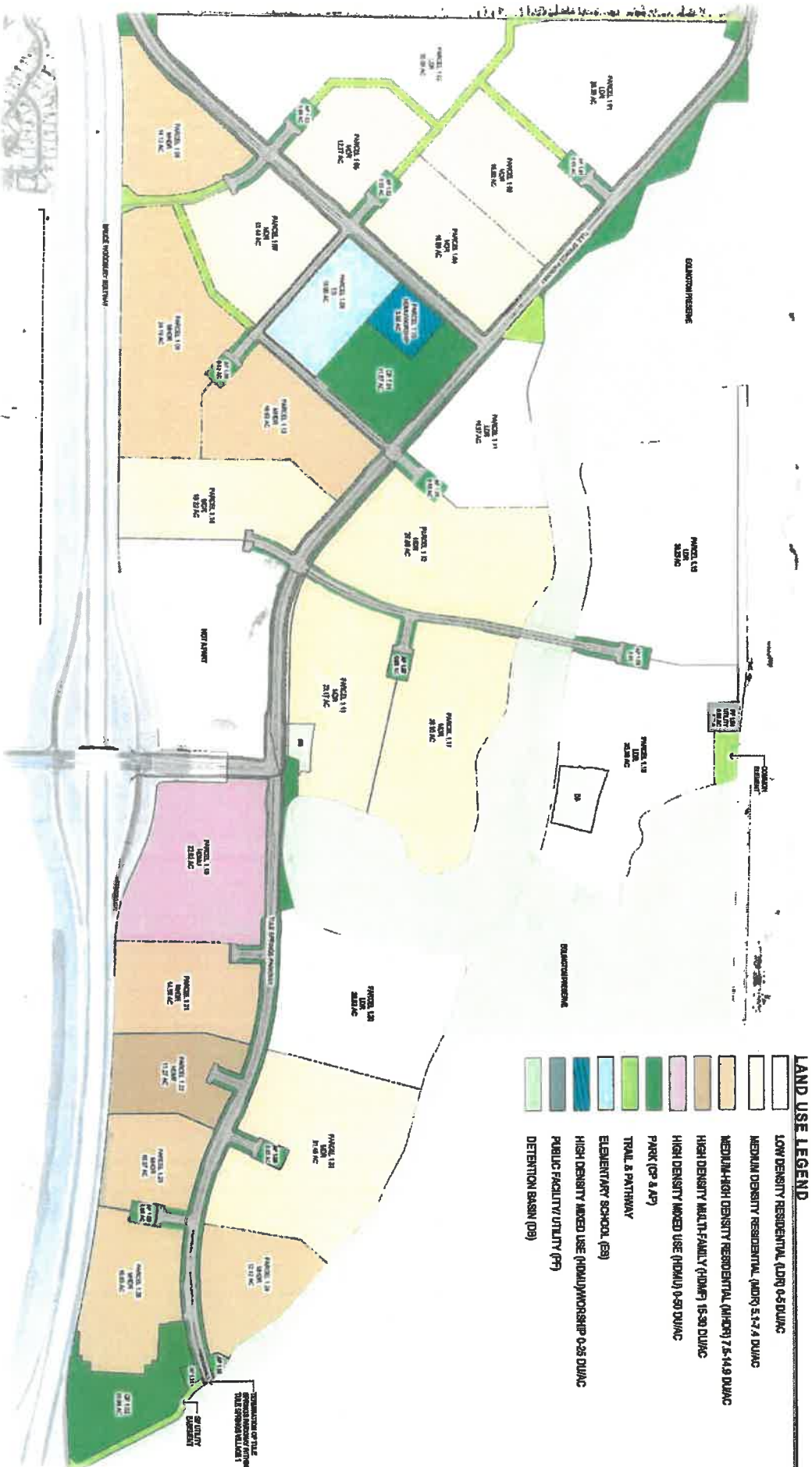


Grand Teton Drive (Dedicated Alignment Only West of 5th Street)



# Conceptual Land Use Plan for The Villages at Tule Springs





# The Villages at Tule Springs

## Parcel Density Cap

11/26/2022

Nov 28, 2022 - Density Transfer

Village	Parcel	Developable Acreage	Use	Maximum Density per Acre	Maximum Density per Parcel
1	1.01	28.31	RES	4.19	119
	1.02	36.09	RES	4.12	124
	1.03	16.89	RES	7.16	120
	1.04	16.89	RES	8.39	140
	1.05	12.27	RES	5.96	60
	1.06	14.13	RES	14.35	251
	1.07	15.44	RES	6.19	65
	1.08	24.19	RES	14.31	293
	1.11	17.63	RES	3.80	67
	1.12	28.1	RES	5.09	142
	1.13	40.06	RES	4.46	176
	1.16	24.51	RES	2.41	60
	1.17	27.6	RES	6.96	182
	1.18	23.89	RES	6.94	182
	1.19	23.11	MU	21.84	500
	1.20	26.11	RES	4.40	116
	1.21	14.53	RES	12.96	200
	1.22	11.27	MF	22.31	250
	1.23	31.40	RES	5.82	183
	1.34	12.43	RES	7.91	99
	1.25	10.57	RES	14.46	150
	1.26	12.25	RES	12.74	27
Sub-Total		116.41			4,517
2	2.01	31.30	RES	1.66	167
	2.02	8.11	RES	5.80	46
	2.03	34.14	RES	0.00	0
	2.04	41.06	RES(AA)	5.97	245
	2.05	26.93	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	26.70	RES(AA)	5.82	167
	2.14	17.82	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	16.63	RES(AA)	5.78	96
	2.18	18.45	RES(AA)	5.78	104
	2.19	18.05	RES(AA)	5.78	104
	2.20	20.4	MD	22.80	449
	2.21	23.36	CMS	0.00	0
	2.22	23.36	COMMERCIAL CASINO	0.00	0
Sub-Total		596.21			2,601
3	3.01	10.33	RES	7.97	73
	3.02	10.30	RES	7.98	73
	3.03	33.35	RES	7.40	173
	3.04	56.97	RES	6.67	380
	3.05	17.64	RES	7.98	123
	3.06	21.82	RES	7.00	153
	3.07	10.18	RES	7.00	128
	3.08	7.82	MU	10.30	106
	3.09	7.77	MU	0.00	0
Sub-Total		176.35			1,245
4	4.01	17.61	RES	8.01	104
	4.02	24.9	RES	8.00	199
	4.03	24.06	RES	7.40	184
	4.04	16.18	RES	6.00	66
Sub-Total		82.75			559
Total		1281.64			8,923

Table Legend

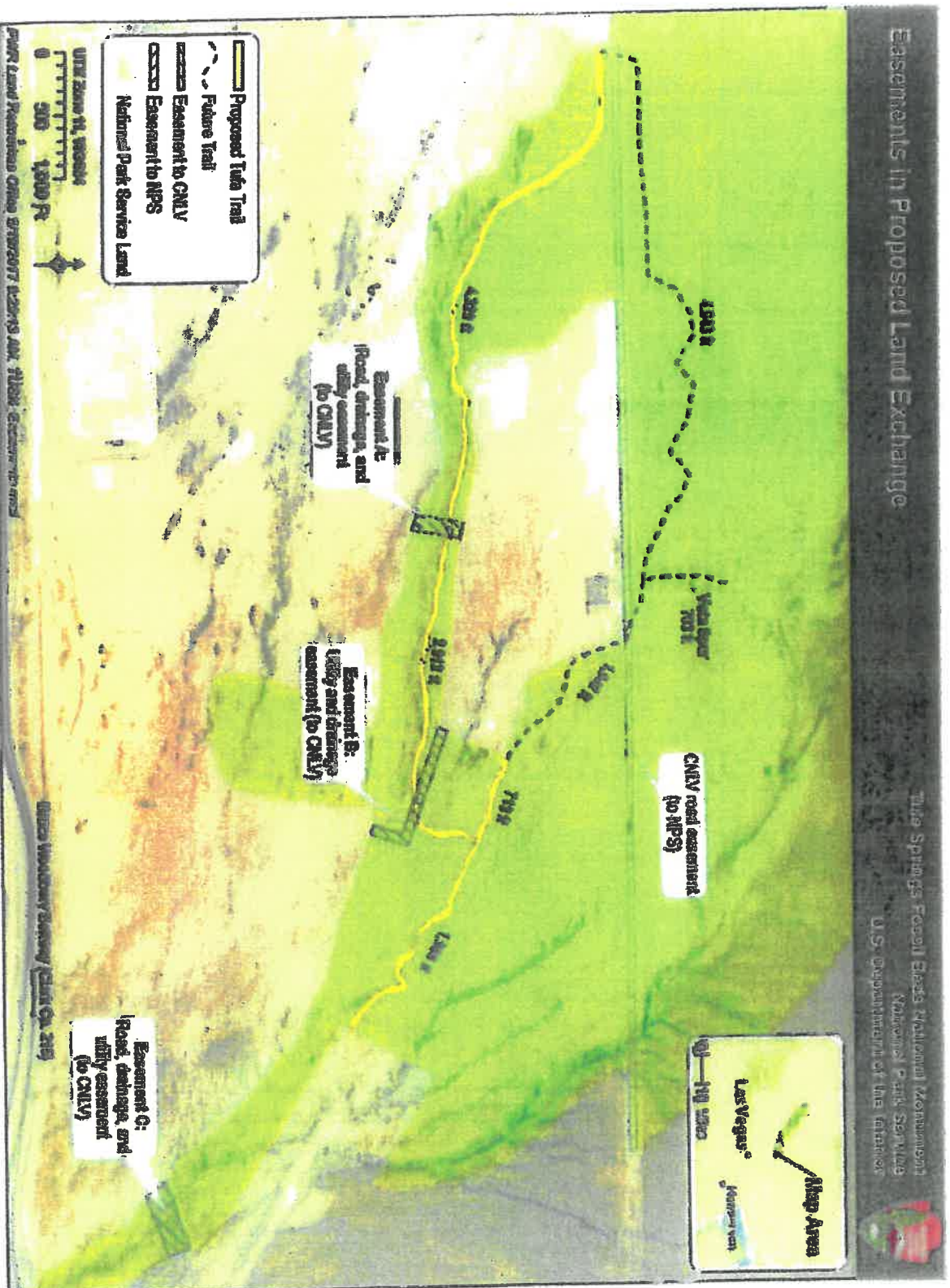
## Current Approved Plan most recent minor modification

Developable Acreage	Density	Units	Volume (cu ft)
28.30	4.19	119	0
30.09	4.12	124	0
16.89	7.20	123	-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	14.60	353	-4
16.97	5.00	85	-16
27.66	5.00	138	4
28.82	4.00	155	25
33.61	4.00	134	-31
26.95	5.00	135	57
23.17	4.50	151	11
23.63	24.10	569	-69
26.83	5.00	134	-16
14.53	10.80	146	94
11.24	9.00	101	209
31.40	5.00	157	20
12.42	5.00	62	11
10.96	8.50	93	57
16.26	7.00	114	112
Sub-Total		4,517	0
31.30	5.95	167	0
8.11	5.88	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
26.70	5.82	167	0
17.82	5.82	102	0
27.06	5.78	156	0
23.99	5.78	139	0
16.63	5.78	96	0
18.45	5.78	104	0
20.4	22.80	449	0
23.36	0.00	0	0
23.36	0.00	0	0
Sub-Total		2,601	0
10.33	7.97	73	0
10.30	7.98	73	0
33.35	7.40	173	0
56.97	6.67	380	0
17.64	7.98	123	0
21.82	7.00	153	0
10.18	7.00	128	0
7.82	10.30	106	0
7.77	0.00	0	0
Sub-Total		1,245	0
17.61	8.01	104	0
24.9	8.00	199	0
24.06	7.40	184	0
16.18	6.00	66	0
Sub-Total		559	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. See the

USE THIS SCALE FREELY WHEN MAP REDUCED FROM 11X17 ORIGINAL

0 100 200 300 400 500 600 700 800 900 1000

**MAP LEGEND**

Parcel Boundary  
Sub Boundary  
Road Boundary  
Match/Lease Line  
Historic Sub Line  
Historic Sub Boundary  
Section Line

Condominium Unit  
Air Space PCL  
Right of Way PCL  
Sub-Surface PCL

001 Road Parcel Number  
001 Parcel Number  
100 Acreage  
202 Parcel Subarea Number  
Pg 24-45 Plat Recording Number  
5 Block Number  
63's 600's Lot Number

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

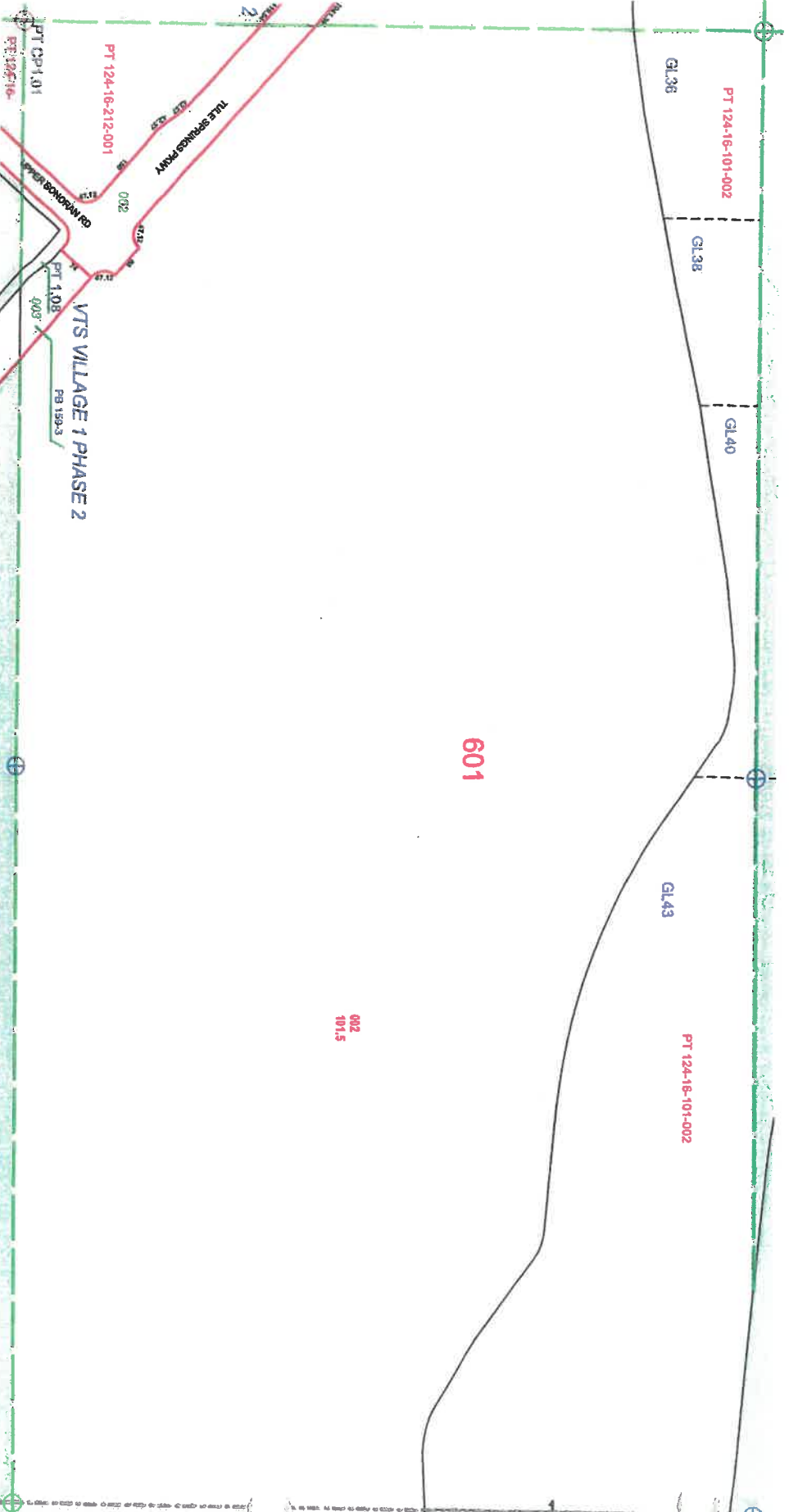
**T19S R61E**

**16**

**S.2 NE.4**

**124-16-6**

100	101	102	103	104	105	106	107	108	109	110	111	112	113	114	115	116	117	118	119	120	121	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140	141	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	158	159	160	161	162	163	164	165	166	167	168	169	170	171	172	173	174	175	176	177	178	179	180	181	182	183	184	185	186	187	188	189	190	191	192	193	194	195	196	197	198	199	200
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USE INTO DAILY FEED WHEN MP REDUCED FROM 11X17 ORIGINAL



- [illegible]

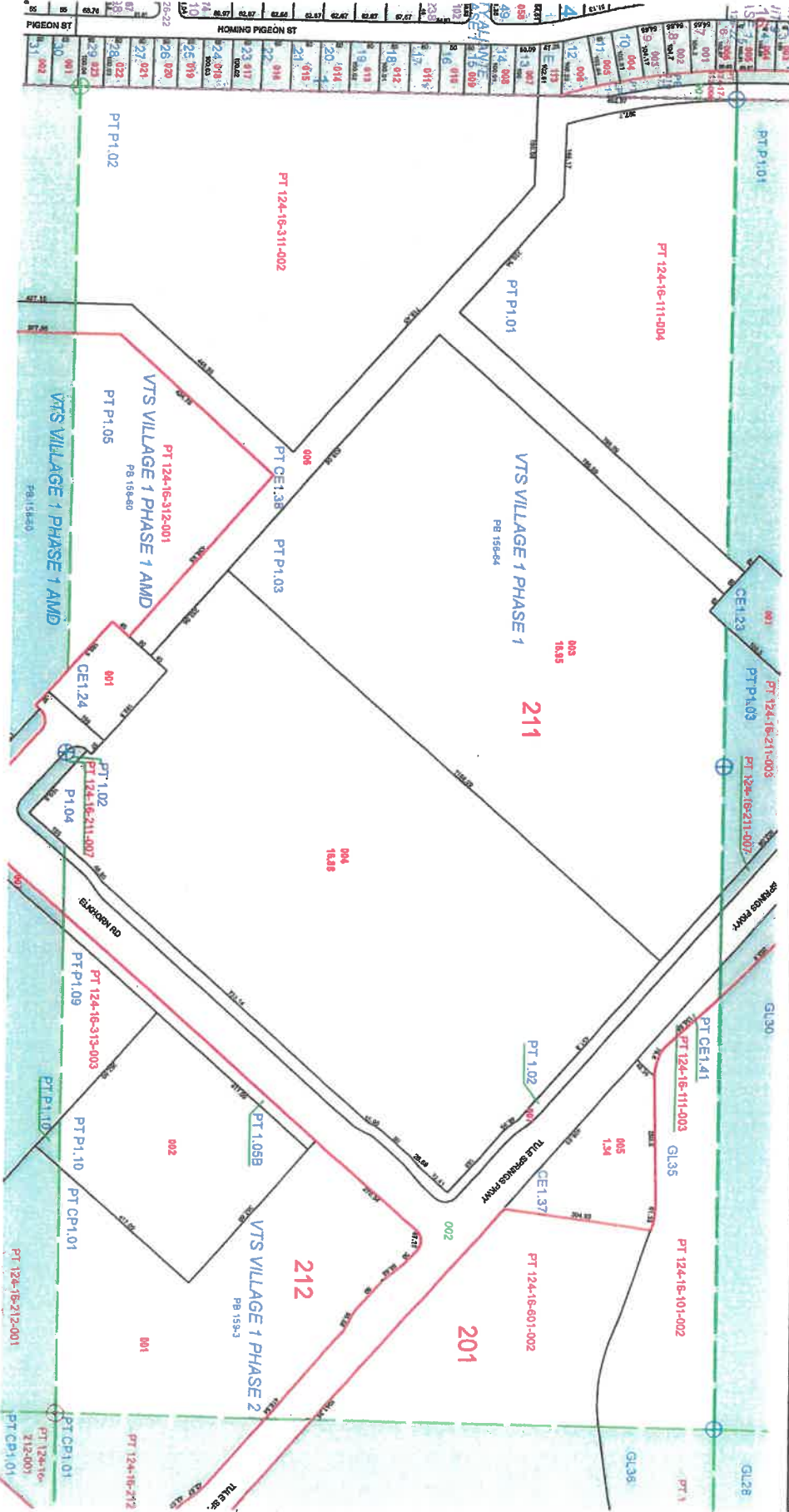
**BOOK**  
**T19S R61E**

100	101	102
125	124	123
138	139	140

Scale: 1" = 200'

SEC	16				
7	8	4	3	2	1
13	17	10	11	12	
19	20	21	22	23	24
29	25	28	27	26	25
31	32	33	34	35	36

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

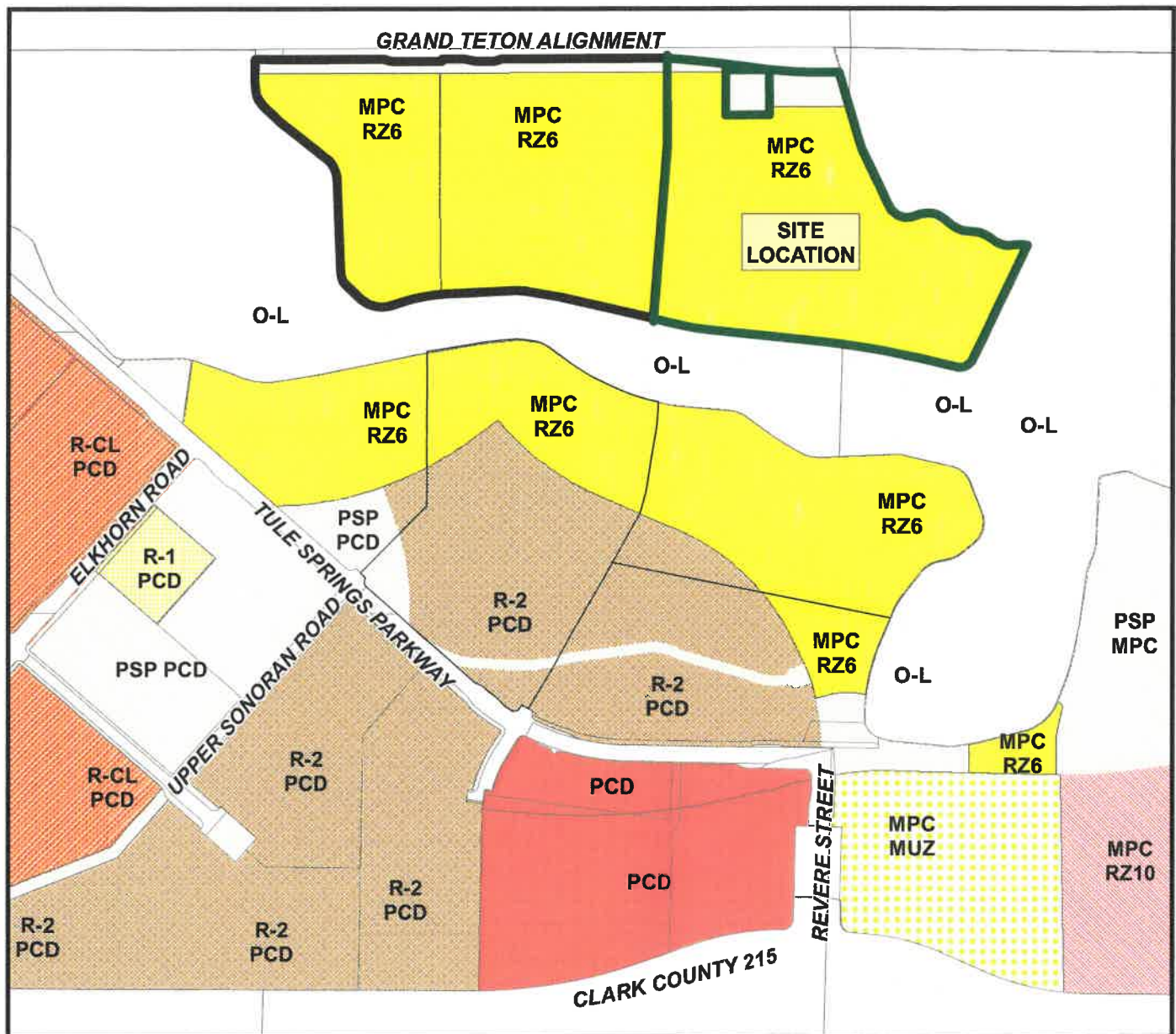


TAX DIST 250



# 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 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 Grand Teton Alignment east of Eglington Street  
 Case Number: ZN-000038-2022

12/13/2022

