



November 21, 2022

W.O # 8173

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

Subject: Parcel 1.11- The Villages at Tule Springs (Letter of Intent)
RE: APN's 124-16-601-002 – 17.65 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 67-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 17.65 +-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 67-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 67 residential lots on approximately 17.65 +/- acres for an overall density of 3.79 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 1.11 will also have an interconnection street system to Parcel 1.12. 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. Each model has four (4) 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 2,300 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 1.12. 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

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 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 CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 30.00 FEET, CONCAVE NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF 0°17'30", AN ARC LENGTH OF 3.78 FEET TO A POINT OF COMPOUND CURVATURE TO WHICH A RADIAL LINE BEARS SOUTH 57°01'06" WEST;
- 19) THENCE CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 103.00 FEET, CONCAVE NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF 0°17'30", AN ARC LENGTH OF 3.78 FEET TO A POINT OF COMPOUND CURVATURE TO WHICH A RADIAL LINE BEARS SOUTH 54°30'00" WEST;
- 20) THENCE CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 25.00 FEET, CONCAVE NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF 1°13'39", AN ARC LENGTH OF 5.19 FEET;
- 21) THENCE NORTH 43°27'32" 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 0°43'52", AN ARC LENGTH OF 3.78 FEET TO A POINT OF REVERSE CURVATURE TO WHICH A RADIAL LINE BEARS NORTH 57°02'10" EAST;
- 23) THENCE CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 103.00 FEET, CONCAVE NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF 0°17'30", AN ARC LENGTH OF 3.78 FEET;
- 24) THENCE NORTH 48°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 1°06'52", AN ARC LENGTH OF 7.47 FEET;
- 26) THENCE NORTH 65°34'32" WEST, 26.48 FEET;
- 27) THENCE CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 25.00 FEET, CONCAVE NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF 1°06'52", AN ARC LENGTH OF 7.47 FEET;
- 28) THENCE NORTH 48°17'30" WEST, 688.31 FEET TO A POINT ON THE NORTHWESTERLY LINE OF THE ABOVE-RECORDED "VTS VILLAGE 1" PHASE 1 SUBDIVISION PLAT;
- THENCE ALONG THE NORTHWESTERLY LINE OF SAID SUBDIVISION PLAT, THE FOLLOWING ARE (6) COURSES:
- 1) CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 30.00 FEET, CONCAVE EASTERNLY, THROUGH A CENTRAL ANGLE OF 0°07'00", 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, 68.00 FEET;
- 3) THENCE CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 30.00 FEET, CONCAVE NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF 0°07'00", AN ARC LENGTH OF 47.12 FEET;
- 4) THENCE NORTH 48°17'30" WEST, 1041.35 FEET;
- 5) THENCE NORTH 07°50'39" EAST, 304.53 FEET 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 CE1.124 OF "VTS VILLAGE 1" PHASE 2, AS SHOWN BY MAP THEREOF IN BOOK 158, PAGE 3 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA, THENCE ALONG THE EASTERLY LINES OF CE1.124 AND CE1.14 OF SAID SUBDIVISION PLAT, NORTH 07°25'32" 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°39'45" WEST, CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 30.00 FEET, CONCAVE NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF 1°21'45", AN ARC LENGTH OF 95.28 FEET;
- 2) THENCE SOUTH 81°41'36" EAST, 217.18 FEET;
- 3) THENCE CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 111.00 FEET, CONCAVE NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF 1°50'55", AN ARC LENGTH OF 75.57 FEET;
- 4) THENCE NORTH 81°47'05" EAST, 77.68 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 NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF 0°43'10", AN ARC LENGTH OF 39.38 FEET TO A POINT TO WHICH A RADIAL LINE BEARS SOUTH 23°56'25" EAST;
- THENCE DEPARTING THE NORTHERLY LINE OF SAID REVERSIONARY AREA 1, SOUTH 12°11'22" EAST, 86.65 FEET;
- THENCE SOUTH 88°33'08" EAST, 58.33 FEET;
- THENCE NORTH 74°30'00" 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 1°09'52", AN ARC LENGTH OF 13.44 FEET;
- THENCE SOUTH 88°33'08" EAST, 80.00 FEET;
- THENCE CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 45.00 FEET, CONCAVE SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF 1°07'28", AN ARC LENGTH OF 61.62 FEET;
- THENCE SOUTH 78°20'40" EAST, 24.19 FEET;
- THENCE SOUTH 88°33'08" EAST, 53.24 FEET;

A COMMON INTEREST COMMUNITY

- THENCE NORTH 48°19'19" EAST, 7.08 FEET;
- THENCE SOUTH 88°48'15" EAST, 63.00 FEET;
- THENCE NORTH 01°11'45" EAST, 11.46 FEET;
- THENCE SOUTH 88°48'15" EAST, 63.00 FEET;
- THENCE SOUTH 01°11'45" WEST, 5.00 FEET;
- THENCE SOUTH 43°40'41" EAST, 7.51 FEET;
- THENCE SOUTH 01°26'32" WEST, 130.70 FEET;
- THENCE SOUTH 48°28'32" WEST, 7.07 FEET;
- THENCE SOUTH 01°26'32" WEST, 221.80 FEET;
- THENCE NORTH 88°33'08" WEST, 138.00 FEET;
- THENCE SOUTH 01°28'32" WEST, 804.32 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 02°32'15" WEST, CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 1120.00 FEET, CONCAVE NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF 2°18'14", AN ARC LENGTH OF 465.88 FEET;
- 2) THENCE NORTH 85°18'11" WEST, 173.82 FEET;
- 3) THENCE CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 1120.00 FEET, CONCAVE SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF 1°04'32", AN ARC LENGTH OF 372.88 FEET;
- 4) THENCE NORTH 84°20'43" WEST, 87.82 FEET;
- 5) THENCE CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 80.00 FEET, CONCAVE NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF 83°16'24", AN ARC LENGTH OF 72.67 FEET;
- 6) THENCE NORTH 01°04'19" WEST, 106.88 FEET;
- 7) THENCE NORTH 01°47'20" EAST, 358.58 FEET;
- 8) THENCE NORTH 01°47'20" EAST, 52.28 FEET;
- 9) THENCE NORTH 88°12'35" WEST, 22.67 FEET;
- 10) THENCE CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 80.00 FEET, CONCAVE EASTERNLY, THROUGH A CENTRAL ANGLE OF 1°40'12", AN ARC LENGTH OF 24.07 FEET TO A POINT OF REVERSE CURVATURE TO WHICH A RADIAL LINE BEARS NORTH 74°08'20" WEST;
- 11) THENCE CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 102.00 FEET, CONCAVE WESTERNLY, THROUGH A CENTRAL ANGLE OF 1°04'12", AN ARC LENGTH OF 26.08 FEET;
- 12) THENCE NORTH 01°47'20" EAST, 168.64 FEET;
- 13) THENCE NORTH 03°33'17" WEST, 132.30 FEET;
- THENCE DEPARTING THE SOUTHERLY LINE OF SAID REVERSIONARY AREA 1, NORTH 03°03'17" WEST, 2.81 FEET;
- THENCE NORTH 01°26'32" EAST, 4.00 FEET TO A POINT ON THE SOUTHERLY LINE OF THE ABOVE-RECORDED 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 280.57 TOTAL ACRES, MORE OR LESS.



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



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, LING WITHIN SECTIONS 15 AND 16, TOWNSHIP 19 SOUTH, RANGE 61 EAST, M.D.M., CITY OF NORTH LAS VEGAS, CLARK COUNTY, NEVADA

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

EXISTING EASEMENTS

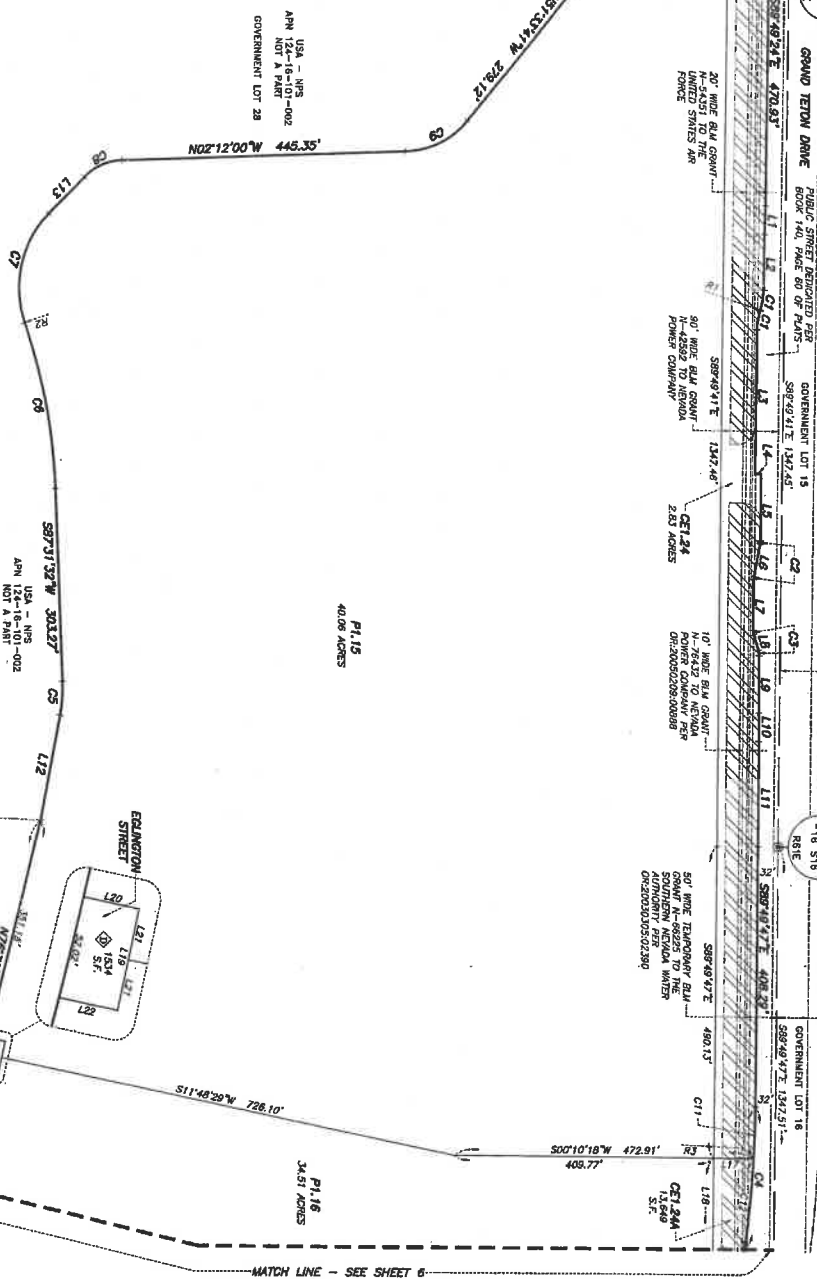
130. WARRANTY DEED AND ASSIGNMENT TO FRONT-OF-WAY PER N-43110 PER 08-20100201-00120

NOTES:

1) COMMON ELEMENTS CE1.08, CE1.07, CE1.11, CE1.28, CE1.12, CE1.13, CE1.15, CE1.14, CE1.21, CE1.22, CE1.23, CE1.24, CE1.25, CE1.26, CE1.27, 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, 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LEGEND

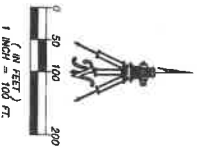
- SUBDIVISION BOUNDARY LINE
- SECTION LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- STREET CENTERLINE
- EASEMENT LINE
- ADJOINING LOT LINE
- WATCH LINE
- PI.15 LOT NUMBER
- CE COMMON ELEMENT
- ROUND MONUMENT AS SHOWN AND DESCRIBED
- SET 2" ALUMINUM CAP STAMPED REFERENCE MONUMENT SET IN TOP OF CURB
- OFFICIAL RECORDS
- S.F. SQUARE FEET
- PAVING LINE
- PAVING LINE LABEL
- LINE SEGMENT LABEL
- ROUND MONUMENT ORDERED FOR DEPOSITION PER 08-20100201-00120 PER 08-20100201-00120



LINE	BEARING	DISTANCE
L1	S89°43'10\"	45.01
L2	S89°43'10\"	45.01
L3	S89°43'10\"	45.01
L4	S89°43'10\"	45.01
L5	S89°43'10\"	45.01
L6	S89°43'10\"	45.01
L7	S89°43'10\"	45.01
L8	S89°43'10\"	45.01
L9	S89°43'10\"	45.01
L10	S89°43'10\"	45.01
L11	S89°43'10\"	45.01
L12	S89°43'10\"	45.01
L13	S89°43'10\"	45.01
L14	S89°43'10\"	45.01
L15	S89°43'10\"	45.01
L16	S89°43'10\"	45.01
L17	S89°43'10\"	45.01
L18	S89°43'10\"	45.01
L19	S89°43'10\"	45.01
L20	S89°43'10\"	45.01
L21	S89°43'10\"	45.01
L22	S89°43'10\"	45.01
L23	S89°43'10\"	45.01
L24	S89°43'10\"	45.01

LINE	BEARING	DISTANCE
L1	S89°43'10\"	45.01
L2	S89°43'10\"	45.01
L3	S89°43'10\"	45.01
L4	S89°43'10\"	45.01
L5	S89°43'10\"	45.01
L6	S89°43'10\"	45.01
L7	S89°43'10\"	45.01
L8	S89°43'10\"	45.01
L9	S89°43'10\"	45.01
L10	S89°43'10\"	45.01
L11	S89°43'10\"	45.01
L12	S89°43'10\"	45.01
L13	S89°43'10\"	45.01
L14	S89°43'10\"	45.01
L15	S89°43'10\"	45.01
L16	S89°43'10\"	45.01
L17	S89°43'10\"	45.01
L18	S89°43'10\"	45.01
L19	S89°43'10\"	45.01
L20	S89°43'10\"	45.01
L21	S89°43'10\"	45.01
L22	S89°43'10\"	45.01
L23	S89°43'10\"	45.01
L24	S89°43'10\"	45.01

BEARING	DISTANCE
N10°22'17\"	1.00
N10°22'17\"	1.00
N10°22'17\"	1.00



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, 44.D.M., CITY OF NORTH LAS VEGAS, CLARK COUNTY, NEVADA

PAGE 49 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA, LYING WITHIN SECTIONS 15 AND 16, TOWNSHIP 19 SOUTH, RANGE 61 EAST, T4D.M., CITY OF NORTH LAS VEGAS, CLARK COUNTY, NEVADA

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:20200427:00885 WAS VACATED BY
OR:20221020:0001590

X3	PUBLIC UNDERGROUND DRAINAGE EASEMENT GRANTED PER OR:20200427-00886
X4	PUBLIC UTILITY EASEMENT GRANTED PER OR:20210000-02342
X7	PUBLIC UTILITY EASEMENT GRANTED PER OR:20210408-01495

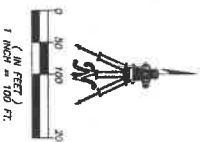
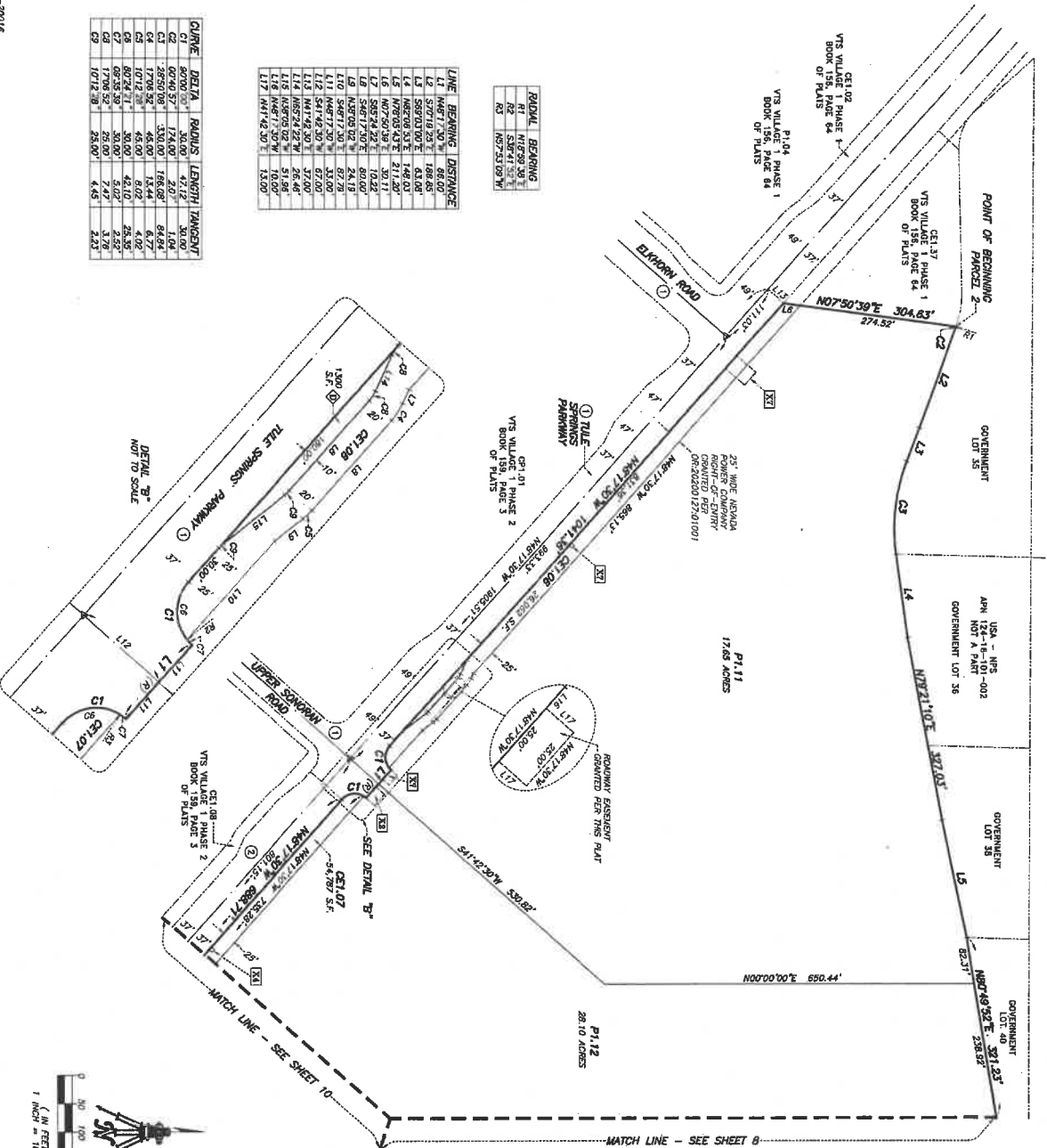
SUBDIVISION BOUNDARY LINE
RIGHT-OF-WAY LINE
LOT LINE
STREET CENTERLINE
EASEMENT LINE
ADJOINING LOT LINE
MATCH LINE

LOCATION OF MONUMENTATION
TO BE SET PER BOOK 156,
PAGE 64 OF PLATS

①	PUBLIC STREET DEDICATED PER BOOK 159, PAGE 64 OF PLATS
②	PUBLIC STREET DEDICATED PER BOOK 159, PAGE 3 OF PLATS
OR-	OFFICIAL RECORDS
S.F.	SQUARE FEET
R1	RAVINE LINE
R1	PAVING LINE LABEL
L1	LINE SEGMENT LABEL
C1	CURVE SEGMENT LABEL

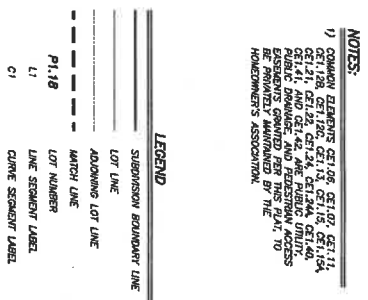
1) COMMON ELEMENTS CE1.06, CE1.07, CE1.11, CE1.12B, CE1.12C, CE1.13, CE1.15, CE1.15A, CE1.21, CE1.22, CE1.24, CE1.24A, CE1.40, CE1.41, AND CE1.42, ARE PUBLIC UTILITY, PUBLIC DRAINAGE, AND PESTERBAY ACCESS ELEMENTS GRANTED PER THIS PLAN, TO BE PRIMARILY MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

LINE	BEARING	DISTANCE
L1	N46°17'30"W	66.00
L2	S70°19'23"E	168.85
L3	S69°03'00"E	63.06
L4	N62°00'53"E	146.03
L5	N78°05'43"E	211.20
L6	M70°50'39"E	30.11
L7	S85°24'32"E	10.22
L8	S48°17'30"E	80.00
L9	N33°05'02"E	24.19
L10	S49°17'30"E	62.76
L11	N44°17'30"E	33.00
L12	S41°42'30"W	67.00
L13	N41°14'42'30"E	37.00
L14	N65°24'22"W	26.46
L15	N38°05'02"E	51.96
L16	N46°17'30"W	10.00
L17	N41°42'30"E	13.00



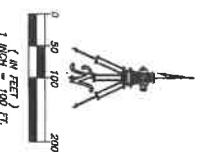
BECING A SUBDIVISION OF PORTIONS OF REVERSIONARY AREA 1 AND REVERSIONARY AREA 2 OF THE REVERSIONARY FINAL MAP OF PROJECT "O" EAST PARCEL" AS SHOWN BY MAP THEREOF IN BOOK 152, PAGE 49 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA, LYING WITHIN SECTIONS 15 AND 16, TOWNSHIP 19 SOUTH, RANGE 61 EAST,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



LINE	BEARING	DISTANCE
L1	S53.42°E	176.21
L2	S68.48°E	136.16
L3	S75.40°SE	85.42
L4	S77.01°E	134.81
L5	S29.00°E	146.63
L6	S49.28°E	61.65
L7	S79.17°E	40.08
L8	S34.49°E	127.11
L9	S23.12°E	159.69
L10	S23.12°E	42.54

CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	337.17	182.00	103.74	54.41
C2	1725.21	189.00	57.46	28.97
C3	5553.22	124.00	120.86	55.78
C4	7071.74	131.00	161.47	92.79
C5	23547.40	177.00	92.04	42.09
C6	41727.18	142.00	101.29	52.90
C7	143549.49	152.00	94.98	42.70



BEING A SUBDIVISION OF PORTIONS OF RECREATIONARY AREA 1 AND RECREATIONARY AREA 2 OF THE "RECREATIONARY FINAL MAP OF PARCENT FINAL MAP OF PROJECT "O" EAST PARCEL," AS SHOWN BY MAP THEREOF IN BOOK 1322, PAGE 49 OF PLATS IN THE CLARK COUNTY RECORDERS 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

NOTES:

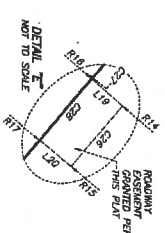
1) COMMON ELEMENTS CE1.06, CE1.07, CE1.11, CE1.12B, CE1.12C, CE1.13, CE1.15, CE1.15A

CEI.12, CEI.12G, CEI.13, CEI.15, CEI.19A, CEI.21, CEI.22, CEI.24, CEI.24A, CEI.40, CEI.41, AND CEI.42, ARE PUBLIC UTILITY, PUBLIC DRAINAGE, AND PEDESTIAN ACCESS EASEMENTS GRANTED PER THIS PLAT, TO BE PRIMARILY MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

THE PUBLIC DRAINAGE EASEMENT GRANTED BY
PER OR:20200427:00885 WAS VACATED BY
OR:2022 10264C05021970

**ROADWAY EASEMENT GRANTED
PER OR:20210408-01483**

124-15-101-001
NOT A PART
GOVERNMENT
LOT 42



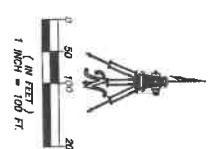
LEGEND

—————	SUBDIVISION BOUNDARY LINE
—————	RIGHT-OF-WAY LINE
—————	LOT LINE
—————	STREET CENTERLINE
—————	EASEMENT LINE
—————	ADJOINING LOT LINE
—————	MATCH LINE
—————	LOT NUMBER
—————	COMMON ELEMENT

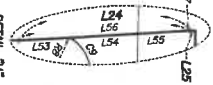
DATE	CLARK	DEAN	FRANSON
5/14	153.00	153.00	153.00
5/15	153.00	153.00	153.00
5/16	153.00	153.00	153.00
5/17	153.00	153.00	153.00
5/18	153.00	153.00	153.00
5/19	153.00	153.00	153.00
5/20	153.00	153.00	153.00
5/21	153.00	153.00	153.00
5/22	153.00	153.00	153.00
5/23	153.00	153.00	153.00
5/24	153.00	153.00	153.00
5/25	153.00	153.00	153.00
5/26	153.00	153.00	153.00
5/27	153.00	153.00	153.00
5/28	153.00	153.00	153.00
5/29	153.00	153.00	153.00
5/30	153.00	153.00	153.00
5/31	153.00	153.00	153.00
6/1	153.00	153.00	153.00
6/2	153.00	153.00	153.00
6/3	153.00	153.00	153.00
6/4	153.00	153.00	153.00
6/5	153.00	153.00	153.00
6/6	153.00	153.00	153.00
6/7	153.00	153.00	153.00
6/8	153.00	153.00	153.00
6/9	153.00	153.00	153.00
6/10	153.00	153.00	153.00
6/11	153.00	153.00	153.00
6/12	153.00	153.00	153.00
6/13	153.00	153.00	153.00
6/14	153.00	153.00	153.00
6/15	153.00	153.00	153.00
6/16	153.00	153.00	153.00
6/17	153.00	153.00	153.00
6/18	153.00	153.00	153.00
6/19	153.00	153.00	153.00
6/20	153.00	153.00	153.00
6/21	153.00	153.00	153.00
6/22	153.00	153.00	153.00
6/23	153.00	153.00	153.00
6/24	153.00	153.00	153.00
6/25	153.00	153.00	153.00
6/26	153.00	153.00	153.00
6/27	153.00	153.00	153.00
6/28	153.00	153.00	153.00
6/29	153.00	153.00	153.00
6/30	153.00	153.00	153.00
7/1	153.00	153.00	153.00
7/2	153.00	153.00	153.00
7/3	153.00	153.00	153.00
7/4	153.00	153.00	153.00
7/5	153.00	153.00	153.00
7/6	153.00	153.00	153.00
7/7	153.00	153.00	153.00
7/8	153.00	153.00	153.00
7/9	153.00	153.00	153.00
7/10	153.00	153.00	153.00
7/11	153.00	153.00	153.00
7/12	153.00	153.00	153.00
7/13	153.00	153.00	153.00
7/14	153.00	153.00	153.00
7/15	153.00	153.00	153.00
7/16	153.00	153.00	153.00
7/17	153.00	153.00	153.00
7/18	153.00	153.00	153.00
7/19	153.00	153.00	153.00
7/20	153.00	153.00	153.00
7/21	153.00	153.00	153.00
7/22	153.00	153.00	153.00
7/23	153.00	153.00	153.00
7/24	153.00	153.00	153.00
7/25	153.00	153.00	153.00
7/26	153.00	153.00	153.00
7/27	153.00	153.00	153.00
7/28	153.00	153.00	153.00
7/29	153.00	153.00	153.00
7/30	153.00	153.00	153.00
7/31	153.00	153.00	153.00
8/1	153.00	153.00	153.00
8/2	153.00	153.00	153.00
8/3	153.00	153.00	153.00
8/4	153.00	153.00	153.00
8/5	153.00	153.00	153.00
8/6	153.00	153.00	15

Radial	Bearing
R1	MS9.32
R2	576.14.2
R3	575.9.06
R4	MS7.6.32
R5	MS7.5.30
R6	567.16.02
R7	533.01.08
R8	533.80.02
R9	MS7.53.18
R10	536.03.18
R11	533.44.19
R12	571.1.47
R13	528.30
R14	541.40.40
R15	540.7.53
R16	541.40.40
R17	540.18.02

LINE	BEARING	DISTANCE
11	S27°36'23"W	101.92
12	N05°49'31"E	76.31
13	N08°43'17"E	56.20
14	N08°49'31"W	33.69
15	S07°13'03"W	93.07
16	N08°49'31"E	45.05
17	N08°14'48"E	65.35
18	N15°47'41"E	18.50
19	N07°43'50"E	14.00
20	S27°16'10"E	2.23
21	N07°43'10"E	62.50
22	S27°16'10"E	17.75
23	N07°43'10"E	51.81
24	N08°14'30"E	9.45
25	N05°21'30"E	26.46
26	S06°24'32"E	10.23
27	S04°27'55"E	26.33
28	S27°26'0"E	7.04
29	N41°40'40"E	15.00
30	S40°17'53"E	15.00



FINAL MAP OF
VTS VILLAGE 1 PHASE 3



- 1) COMMON ELEMENTS CE1.08, CE1.07, CE1.11, CE1.18B, CE1.120, 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 ELEMENTS GRANTED PER THIS PLAT, TO BE PERMANENTLY MAINTAINED BY THE HOMEOWNERS' ASSOCIATION.
- 2) COMMON ELEMENT CE1.13 IS ALSO A VEHICULAR ACCESS EASEMENT GRANTED PER THIS PLAT, TO BE PERMANENTLY MAINTAINED BY THE HOMEOWNERS' ASSOCIATION.

THE PUBLIC DRAINAGE EASEMENT GRANTED
PER OR:20200427-00085 WAS VACATED BY
OR:20221054-0000150

[X3] PUBLIC UTILITY EASEMENT GRANTED
PER OR:20210330:02941

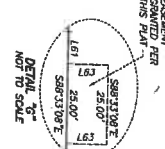
[X5] PUBLIC UNDERGROUND DRAINAGE
EASEMENT GRANTED PER
OR:20210330:02945

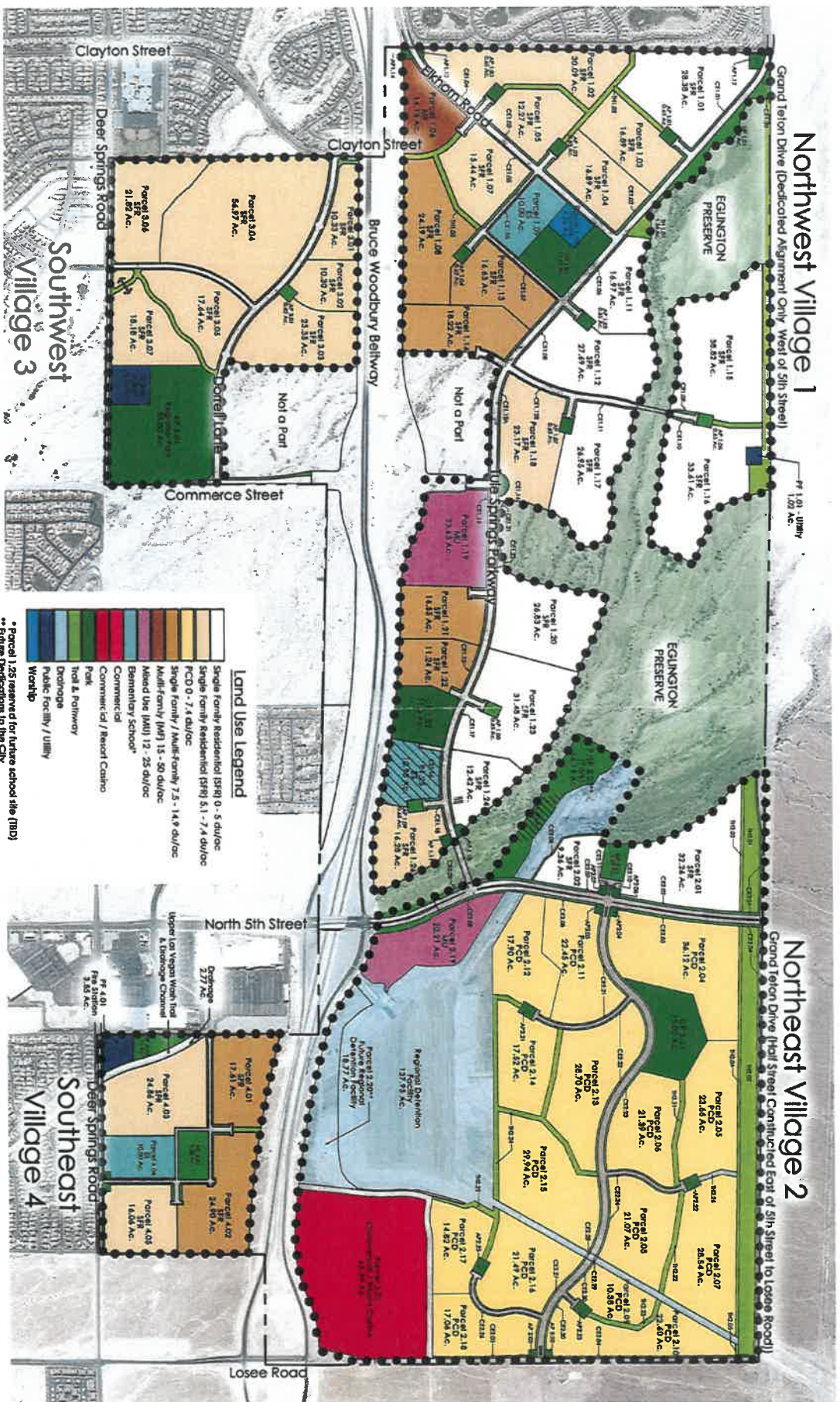
LEGEND

SUBDIVISION BOUNDARY
 RIGHT-OF-WAY LINE
 LOT LINE
 STREET CENTERLINE
 EASEMENT LINE
 ADJOINING LOT LINE
 MATTCH LINE

LINE	BEARING	DISTANCE
1.43	N 81° 13' 00" E	65.30
1.44	N 79° 03' 00" E	26.69
1.44	N 77° 04' 30" E	15.48
1.46	N 70° 04' 30" E	23.51
1.46	N 67° 04' 30" E	25.09
1.48	S 08° 13' 00" E	41.34
1.49	S 07° 26' 30" E	78.50
1.50	N 01° 13' 00" E	5.00
1.51	S 07° 26' 30" E	19.70
1.52	S 07° 26' 30" E	26.50
1.53	N 03° 03' 30" E	39.45
1.54	N 03° 03' 30" E	54.64
1.55	N 03° 03' 30" E	41.13
1.56	N 03° 03' 30" E	142.30
1.57	N 03° 03' 30" E	2.57
1.58	N 03° 03' 30" E	60.00
1.59	N 03° 03' 30" E	50.00
1.60	N 07° 17' 26" E	195.30
1.61	N 07° 17' 26" E	143.00
1.62	N 07° 17' 26" E	143.00
1.63	N 07° 22' 30" E	11.00

RADIAL	BEARING
R1	519/38 40 W
R2	525/26 25 E
R3	S02/52 15 W
R4	N74/08 20 W
R5	N17/42 28 E
R6	S17/56 49 W
R7	N86/22 44 W
R8	N63/51 47 W
R9	S01/27 50 E

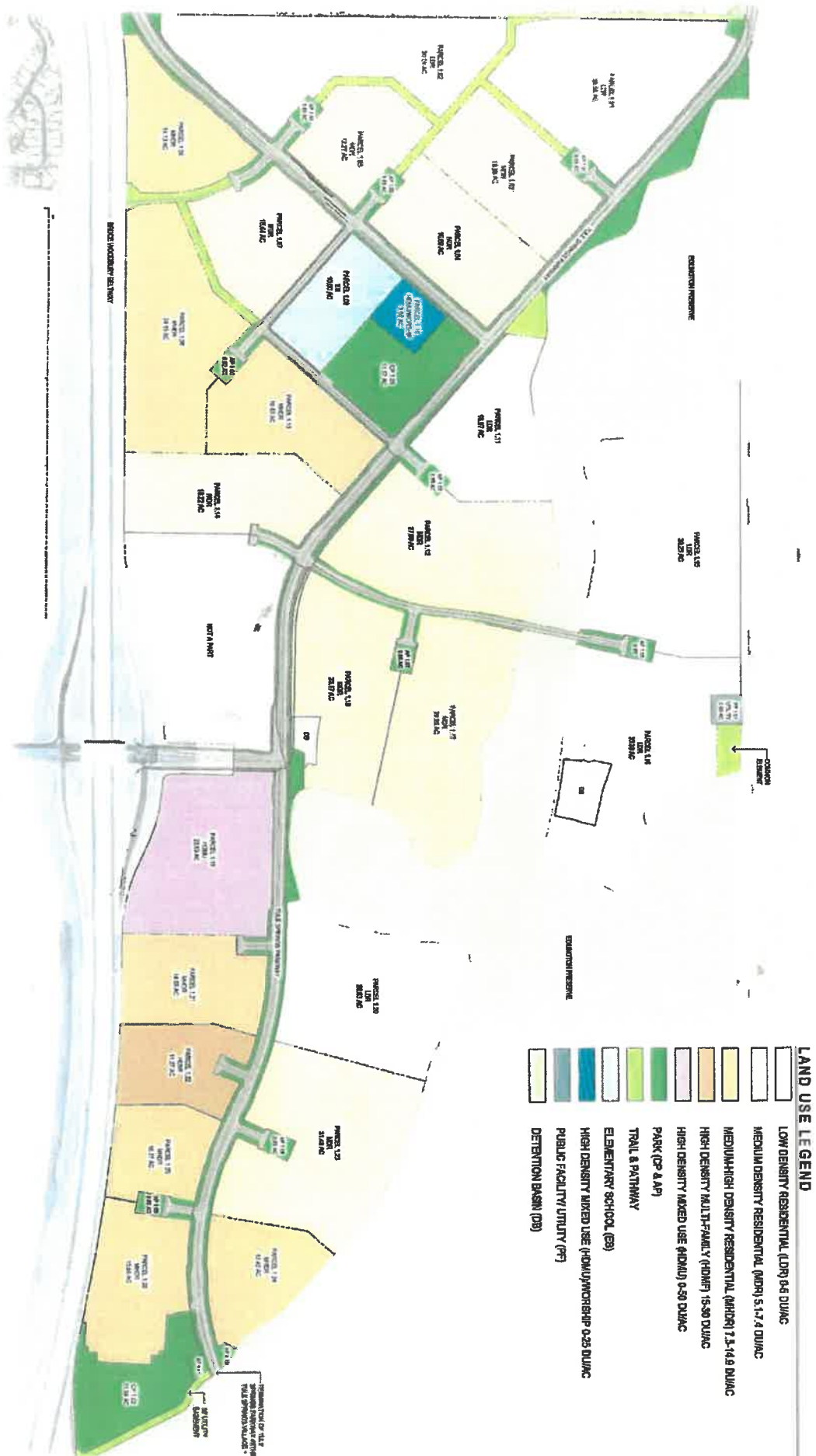




August 7, 2018
GREENPICKETT

Conceptual Land Use Plan
for
The Villages of Tule Springs

KBS
KBS & ASSOCIATES, LLC
ARCHITECTS & PLANNERS
2100 S. 1000 E. SUITE 200, TULE SPRINGS, UT 84135
PHONE: (435) 225-2200 WWW.KBS-ARCHITECTS.COM



The Villages at Tule Springs

Parcel Density Cap

11/28/2022

Nov 28, 2022 - Density Transfer

Village	Parcel	Developable Acreage	Use	Maximum Density per Acre	Maximum Density per Parcel
1	1.01	28.38	RES	4.19	119
	1.02	30.09	RES	4.12	124
	1.03	16.89	RES	7.10	120
	1.04	16.89	RES	8.29	140
	1.05	12.27	RES	5.54	68
	1.06	14.13	RES	14.23	201
	1.07	15.44	RES	6.15	95
	1.08	24.19	RES	14.51	351
	1.11	17.65	RES	3.80	67
	1.12	28.1	RES	5.05	142
	1.15	40.06	RES	4.44	178
	1.16	34.51	RES	2.41	83
	1.17	27.6	RES	6.96	192
	1.18	23.69	RES	6.84	162
	1.19	23.11	MU	21.64	500
	1.20	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	225
	Sub-Total	510.42			4,889
2	2.01	33.30	RES	5.00	167
	2.02	9.11	RES	5.00	46
	2.03	14.14	RES	0.00	0
	2.04	41.06	RES(AA)	5.97	245
	2.05	20.93	RES(AA)	5.97	125
	2.06	21.39	RES(AA)	5.97	128
	2.07	27.7	RES(AA)	5.95	165
	2.08	19.13	RES(AA)	5.95	114
	2.09	12.16	RES(AA)	5.95	72
	2.10	24.69	RES(AA)	5.95	147
	2.11	22.25	RES(AA)	5.82	130
	2.12	18.93	RES(AA)	5.82	110
	2.13	28.70	RES(AA)	5.82	167
	2.14	17.52	RES(AA)	5.82	102
	2.15	27.06	RES(AA)	5.78	156
	2.16	23.99	RES(AA)	5.78	139
	2.17	16.65	RES(AA)	5.78	96
	2.18	18.05	RES(AA)	5.78	104
	2.19	20.4	MU	22.00	449
	2.20	23.26	COM	0.00	0
	2.21	65.39	COM/RESORT CASINO	0.00	0
	Sub-Total	505.81			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	186
	3.09	7.77	MU	0.00	0
	Sub-Total	185.38			1,289
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	83.43			643
Total		1283.04			8683

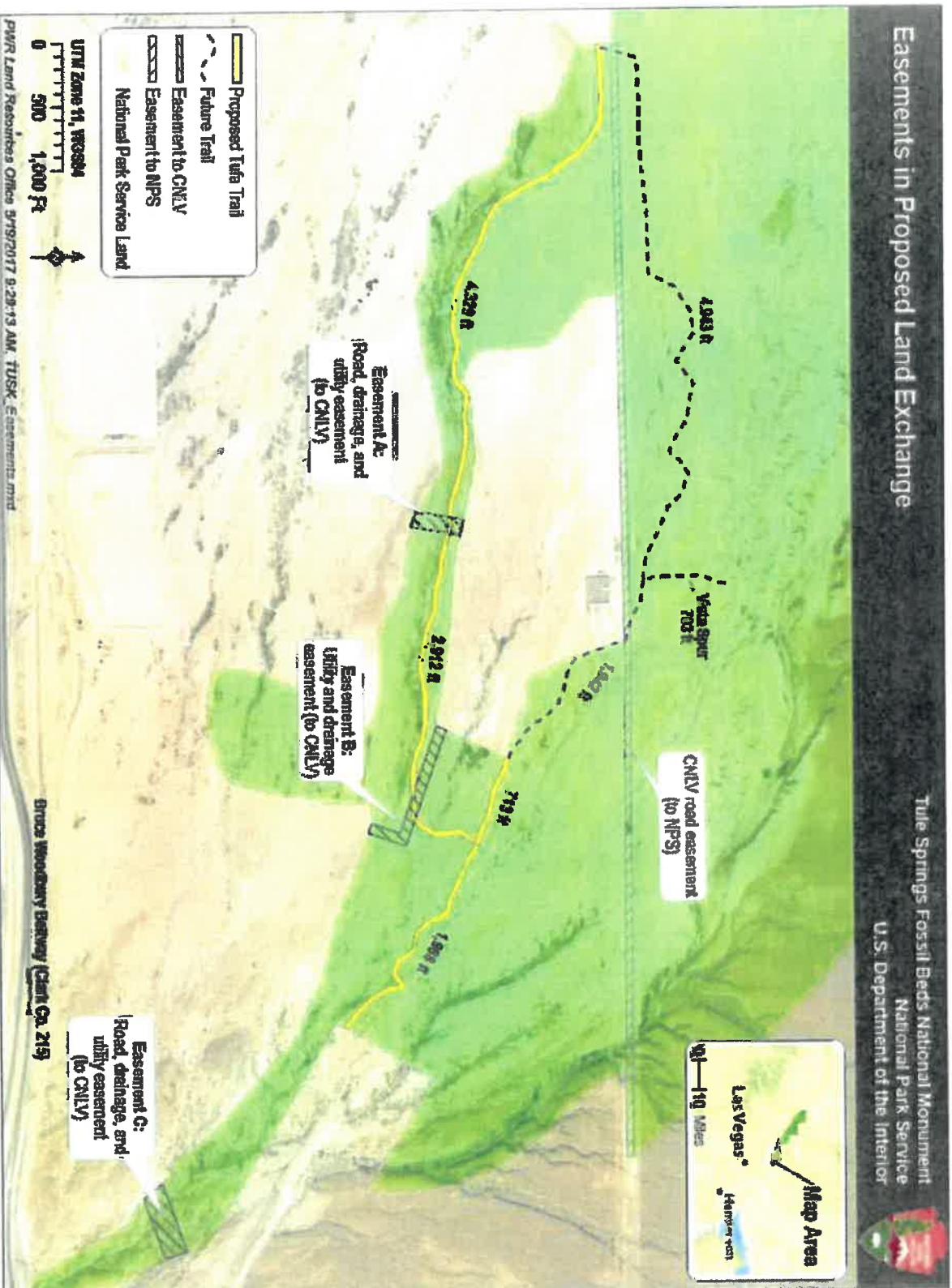
Table Legend

Current Approved Plan (per most recent minor modification)

Developable Acreage	Density	Units	Variance (units)
28.38	4.19	119	0
30.09	4.12	124	0
16.89	7.20	122	-2
16.89	8.29	140	0
12.27	6.52	80	-12
14.13	38.00	537	-336
15.44	8.00	124	-29
24.19	14.68	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	-51
26.95	5.00	135	57
33.17	6.50	151	11
23.63	24.10	569	-69
26.83	5.00	134	-16
14.55	10.00	146	54
11.24	9.00	101	209
31.48	5.00	157	28
12.42	5.00	62	37
10.98	8.50	93	57
16.28	7.00	114	112
507.75		4,889	0
33.30	5.00	167	0
9.11	5.00	46	0
14.14	0.00	0	0
41.06	5.97	245	0
20.93	5.97	125	0
21.39	5.97	128	0
27.7	5.95	165	0
19.13	5.95	114	0
12.16	5.95	72	0
24.69	5.95	147	0
22.25	5.82	130	0
18.93	5.82	110	0
28.70	5.82	167	0
17.52	5.82	102	0
27.06	5.78	156	0
23.99	5.78	139	0
16.65	5.78	96	0
18.05	5.78	104	0
20.4	22.00	449	0
23.26	0.00	0	0
65.39	0.00	0	0
505.81		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	186	0
7.77	0.00	0	0
185.38		1,289	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
83.43		643	0

Exhibit A: Exchange Agreement Maps

Figure 3: Notice of Realty Action (NORA) Map



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.



MAP LEGEND

- PARCEL BOUNDARY
- SUB BOUNDARY
- ROAD EASEMENT
- MATCH/LEADER LINE
- HISTORIC LOT LINE
- HISTORIC SUB BOUNDARY
- SECTION LINE
- CONDOMINIUM UNIT
- AIR SPACE PCL.
- RIGHT OF WAY PCL.
- SUB-SURFACE PCL.
- 007 ROAD PARCEL NUMBER
- 001 PARCEL NUMBER
- 1.00 ACRES
- 202 PARCEL SUBSEQ NUMBER
- Pg 24-65 PLAT RECORDING NUMBER
- 5 BLOCK NUMBER
- 5 LOT NUMBER
- GL 5 GOV LOT NUMBER

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

BOOK
 T19S R61E

SEC.
 15

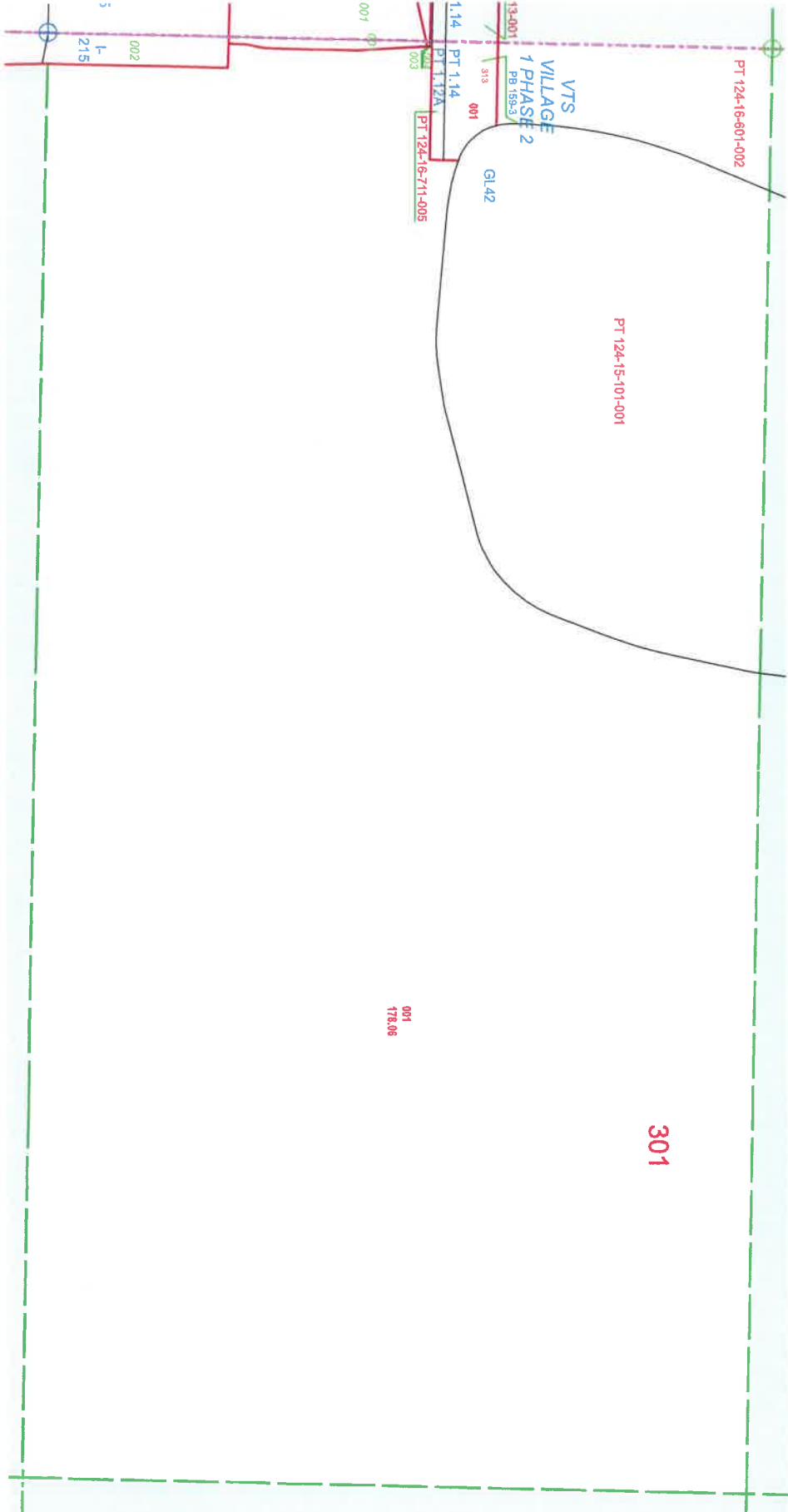
N 2 SW 4

124-15-3

100	101	102
125	124	123
138	139	140

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
---	---	---	---	---	---	---	---	---	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----

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
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TAX DIST 250

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 LINE WHEN MAP REDUCED FROM 11X17 ORIGINAL.



MAP LEGEND

- PARCEL BOUNDARY
- SUB BOUNDARY
- PAUL D BOUNDARY
- ROAD EASEMENT
- MATCH / LEADER LINE
- HISTORIC LOT LINE
- HISTORIC SUB BOUNDARY
- HISTORIC PAUL D BOUNDARY
- SECTION LINE
- CONDOMINIUM UNIT
- AIR SPACE PCL
- RIGHT OF WAY PCL
- SUB-SURFACE PCL
- 007 ROAD PARCEL NUMBER
- 001 PARCEL NUMBER
- 100 ACREAGE
- 202 PARCEL SUBSECT NUMBER
- PG 24-45 PLAT RECORDING NUMBER
- 5 BLOCK NUMBER
- LOT NUMBER
- GLS GOV. LOT NUMBER

BOOK	199S R61E
100	101
102	103
125	124
123	123
138	139
140	140

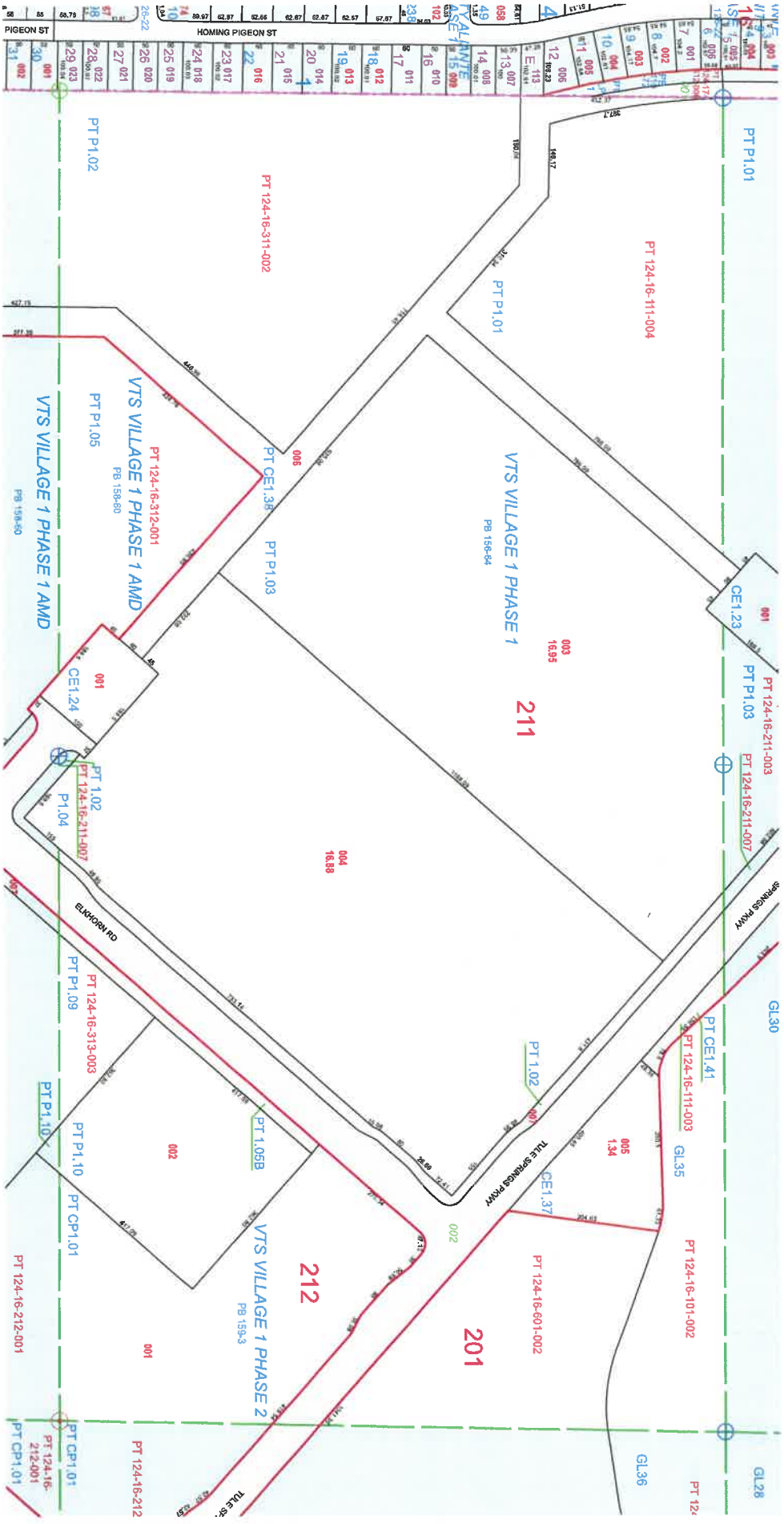
SEC.	16
1	2
3	4
5	6
7	8
9	10
11	12
13	14
15	16
17	18
19	20
21	22
23	24
25	26
27	28
29	30

PT	S 2 NW 4
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

124-16-2

ASSESSOR'S PARCELS - CLARK COUNTY, NV.

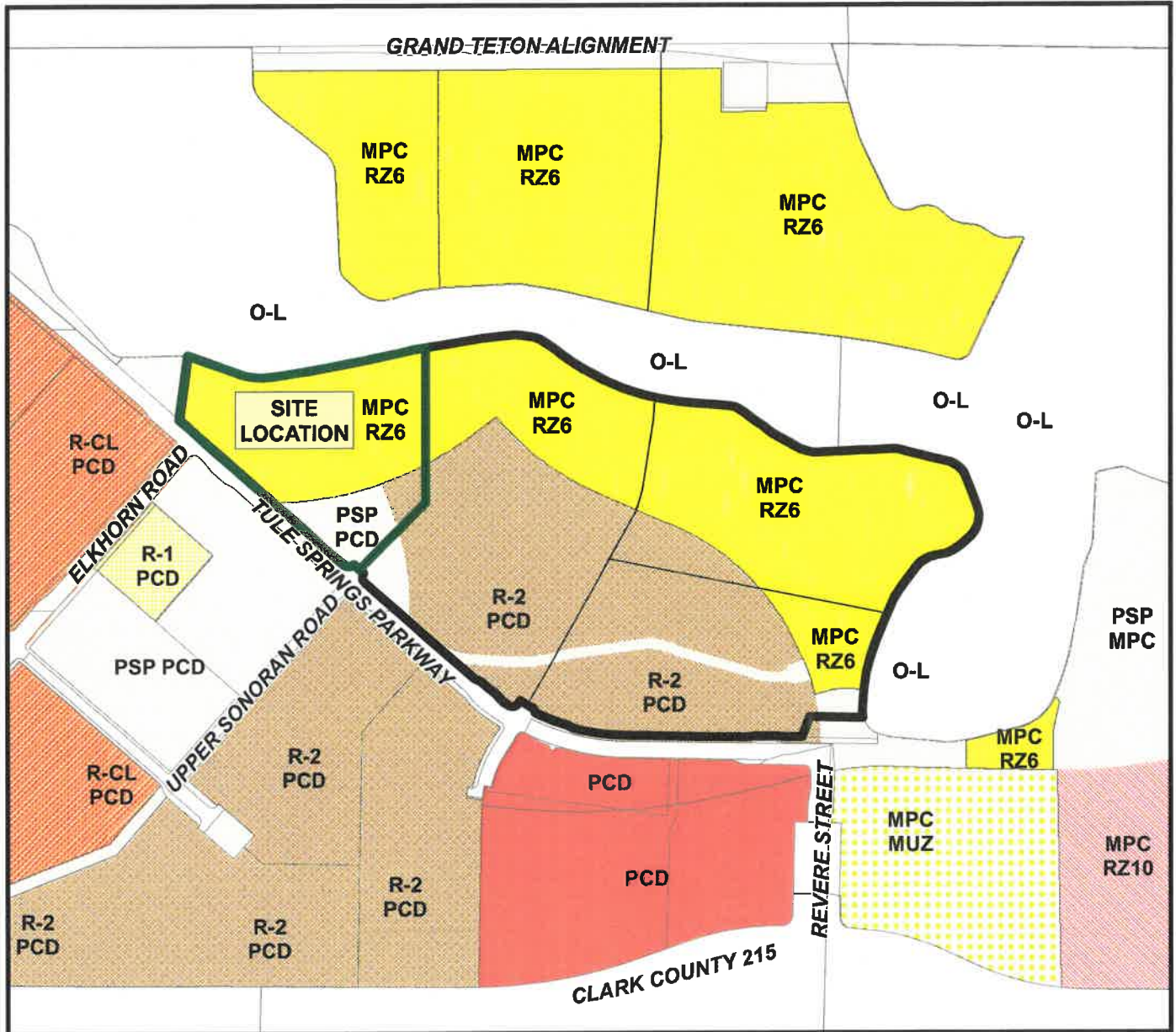
Briana Johnson - Assessor





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-1 PCD (Medium-Low Density Residential Planned Community District)
 Project Info: Northwest corner of Tule Springs Parkway and Eglington Street
 Case Number: ZN-000032-2022

12/13/2022

