



**DHI Engineering, LLC**

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

702.655-3500 office  
www.drhorton.com

June 28, 2023

City of North Las Vegas  
Planning and Zoning Division  
2250 Las Vegas Blvd, North  
North Las Vegas, NV 89030

**RE: VTS V1 Ph4 Parcels 1.20 – APN 124-15-315-001**  
**VTS V1 Ph4 Parcels 1.23 – APN 124-15-315-004**

Dear Sir/Madam:

On behalf of our client, D.R. Horton (DRH), DHI Engineering respectfully submits this application for a tentative map and zone change for the above referenced project. The proposed development is located north of 215 and east of future Revere St intersection with Tule Springs pkwy, approximately 1,000 linear feet from the intersection.

DRH intends to develop 282 single family residential units on 59.45 acres. Parcel 1.20 has an area of 26.45 acres, and contains 112 single family residential units. That yield a density of 4.23 unit per acre. Parcel 1.23 has 33.00 acres, and contains 170 single family residential units. Parcel 1.23 yield a density of 5.15 unit per acre. A major modification was submitted to the city, which allows for light and medium density residential land use. For Parcel 1.20, there are different zones, including PSP MPC, RZ6 MPC, AND RZ13 MPC, we are requesting a zone change to R-1 PCD. For Parcel 1.23, there are also several zones; RZ6, RZ10, and RZ13, we are requesting a zone change to R-CL PCD.

The minimum lot size for Parcel 1.20 is 6,300 square feet and the maximum lot size is 14,970 square feet, with an average of 7,602 square feet. Per the development standards for R1-PCD, the minimum lot area required is 5,000 square feet, which the site exceeds.

The minimum lot size for Parcel 1.23 is 5,000 square feet and the maximum lot size is 12,947 square feet, with an average of 5,846 square feet. For R-CL PCD, the development standards only require a minimum lot area of 3,500 square feet, the site exceeds this requirement.

Additionally, a minimum of 300 square feet must be provided for lots with rear yards less than 600 square feet. All the yards have a minimum of 600 square feet and additional open space is therefore, not required.

DRH will provide a neighborhood park as well as landscaped trails, which future homeowners will be able to enjoy.

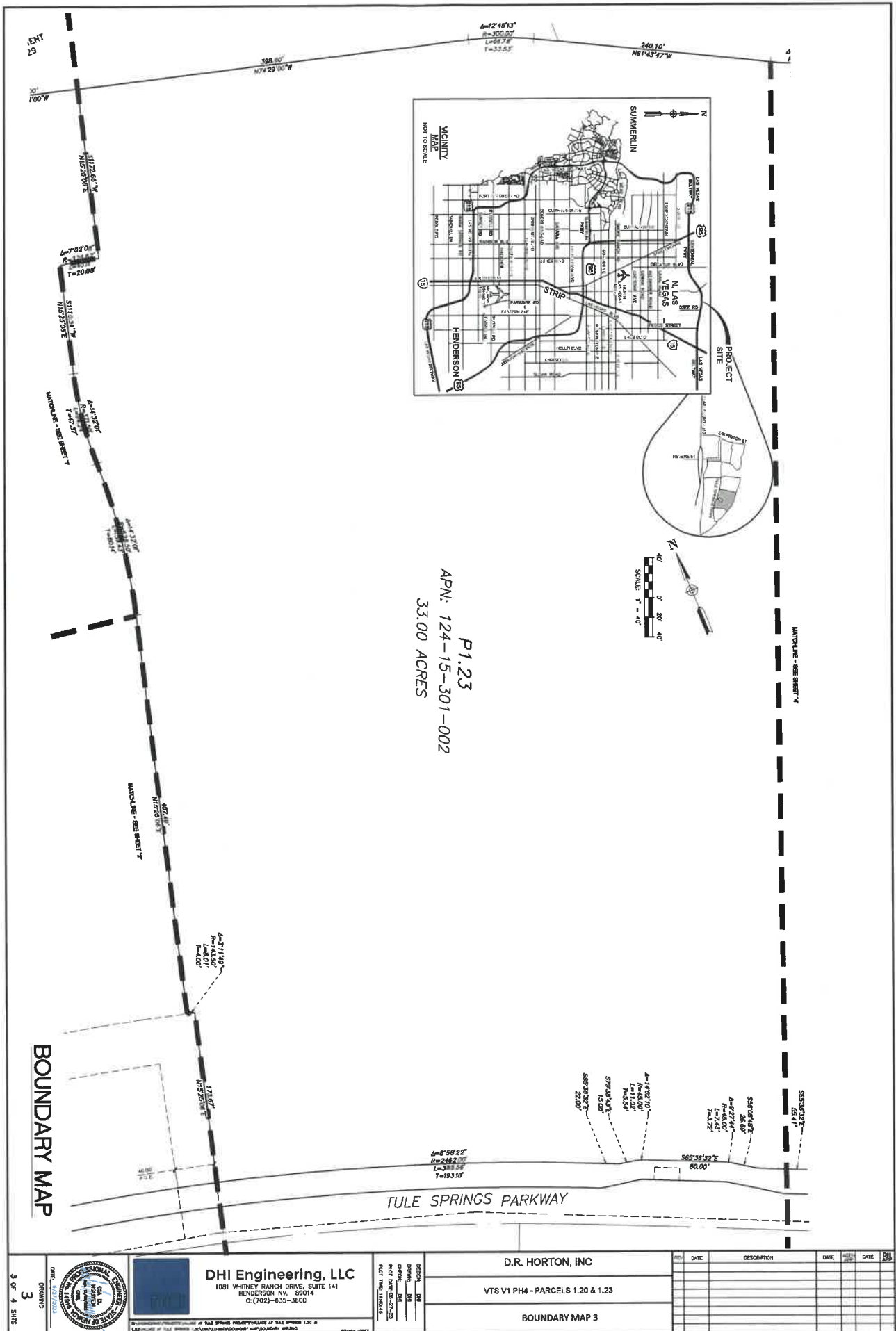
The client plans to start construction upon plan approval.

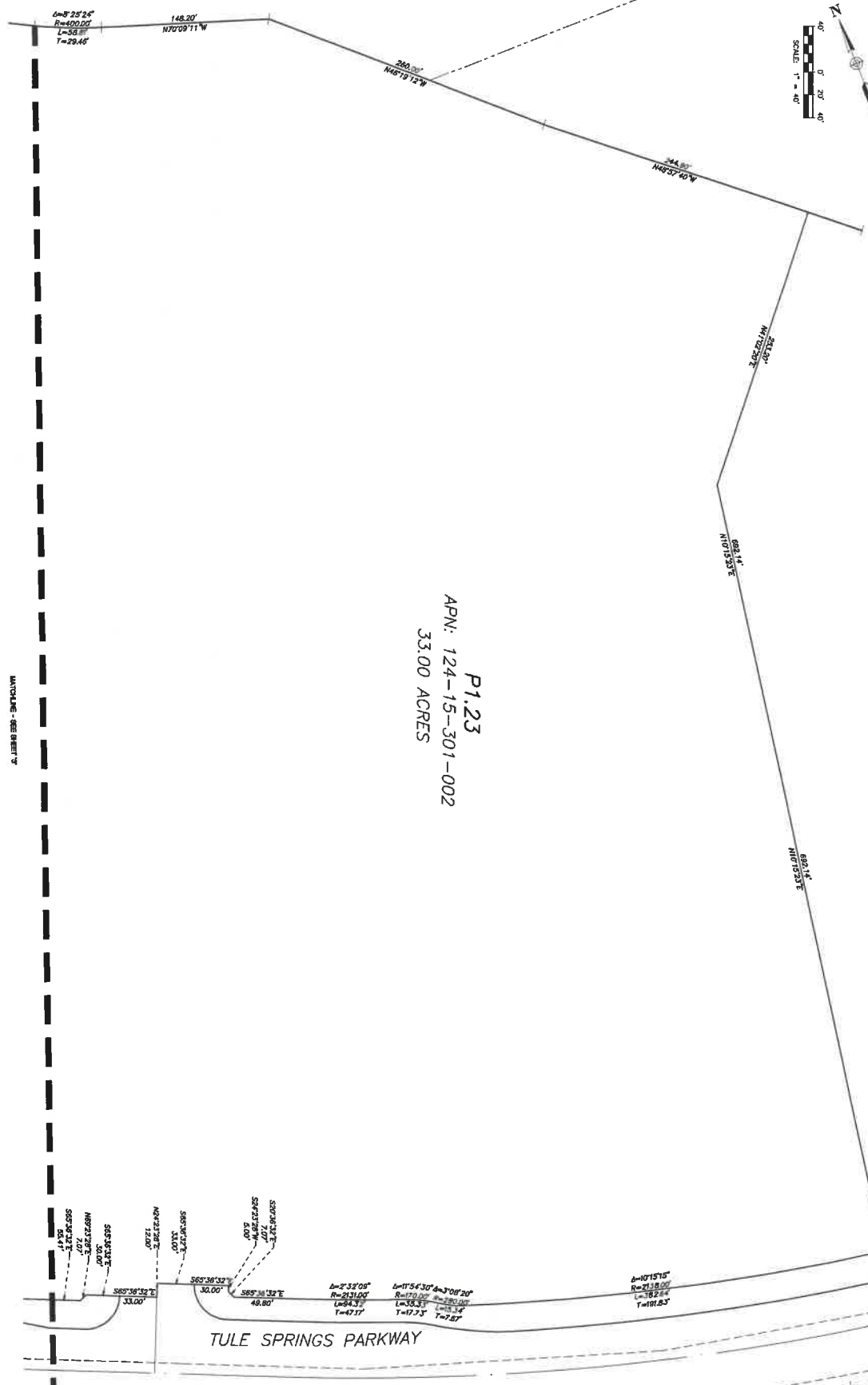
We appreciate your review and approval of this application. Please give me a call at 702-655-3577 if you have any questions or concerns.

Cordially,  
DHI Engineering

A handwritten signature in blue ink, appearing to read 'Gia Nguyen', with a stylized flourish at the end.

Gia Nguyen, P.E.  
President





P1.23  
APN: 124-15-301-002  
33.00 ACRES

BOUNDARY MAP

**DHI Engineering, LLC**  
1001 WHITNEY RANCH DRIVE, SUITE 141  
HENDERSON NV, 89014  
O: (702) 635-3600

**D.R. HORTON, INC.**

VTS V1 PH4 - PARCELS 1.20 & 1.23

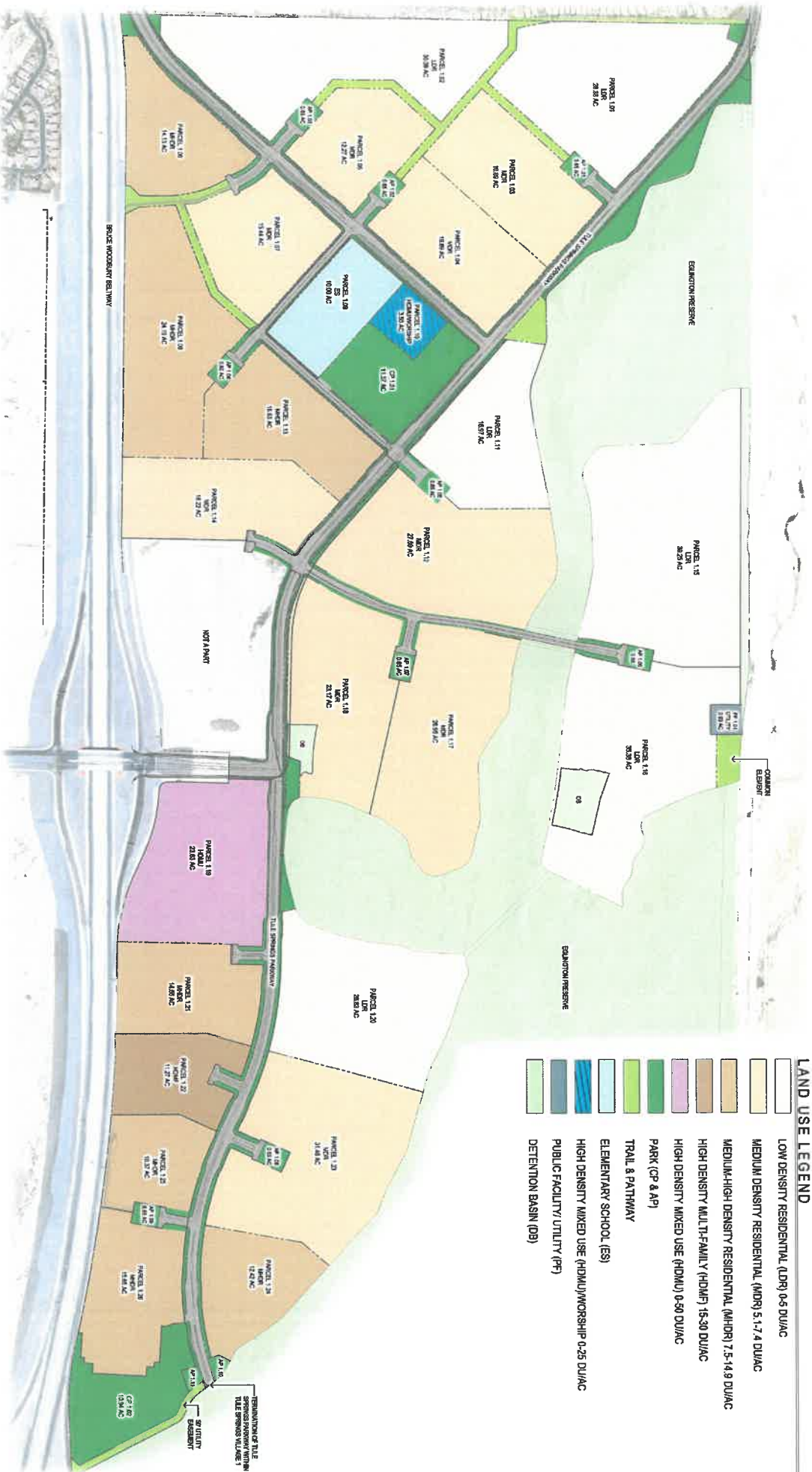
BOUNDARY MAP 4

REV	DATE	DESCRIPTION	DATE	DATE	DATE

4 OF 4 SHEETS

BY PROFESSIONAL PREPARED AT TULE SPRINGS PROJECTS/VALUES AT TULE SPRINGS 1.20 & 1.23/VALUES AT TULE SPRINGS 1.20/PROJECTS/VALUES AT TULE SPRINGS 1.20 & 1.23

RECORD LEGEND





# The Villages at Tule Springs

## Parcel Density Cap

11/28/2022

Nov 28, 2022 - Density Transfer

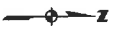
Village	Parcel	Developable Acreage	Use	Maximum Density per Acre	Maximum Density per Parcel
1	1.01	28.38	RES	4.19	119
	1.02	30.09	RES	4.12	124
	1.03	16.89	RES	7.10	120
	1.04	16.89	RES	8.29	140
	1.05	12.27	RES	5.54	68
	1.06	14.13	RES	14.23	201
	1.07	15.44	RES	6.15	95
	1.08	24.19	RES	14.51	351
	1.11	17.65	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	226
	Sub-Total	518.42			4,089
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	183.38			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

Current Approved Plan  
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	355	-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
23.17	6.50	151	11
23.63	24.10	569	-69
26.83	5.00	134	-16
14.55	10.00	146	54
11.24	9.00	101	209
31.48	5.00	157	28
12.42	5.00	62	37
10.98	8.50	93	57
16.28	7.00	114	112
507.75		4,089	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
183.38		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

Table Legend

USE THIS SCALE WHEN MAP REDUCED FROM 11X17 ORIGINAL



### MAP LEGEND

- [illegible]

**BOOK**

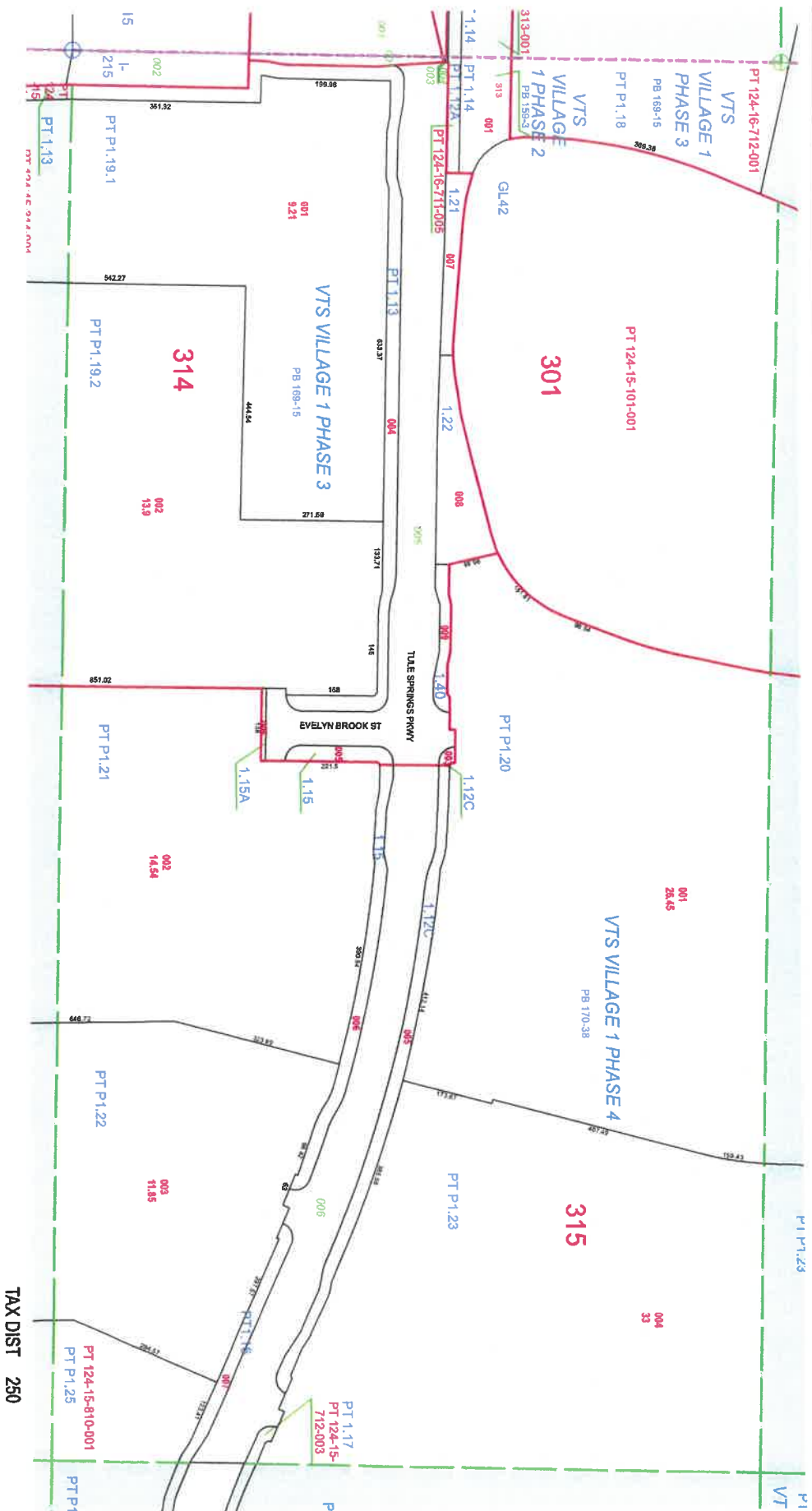
**T19S R61E**

100	101	102
125	124	123
138	139	140

Scale: 1" = 200'

Rev: 6/14/2023	15
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8	4	8
5	1	5
6	2	6
7	3	7
8	4	8
5	1	5







**NOTES**

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.



PARCEL BOUNDARY	CONDOMINIUM UNIT	0071 PARCEL NUMBER
SUB BOUNDARY	AP SPACE POL	0071 PARCEL NUMBER
PMLD BOUNDARY	RIGHT OF WAY POL	1.00 ACREAGE
ROAD EASEMENT	SUB-SURFACE POL	
MATCH 1/2 LEADER LINE		
HISTORIC LOT LINE		
HISTORIC SUB BOUNDARY		
HISTORIC PMLD BOUNDARY		
SECTION LINE		

PB 24-64-PLAT RECORRING NUMBER  
 5 BLOCK NUMBER  
 5 LOT NUMBER  
 64.5 GRN. LOT NUMBER

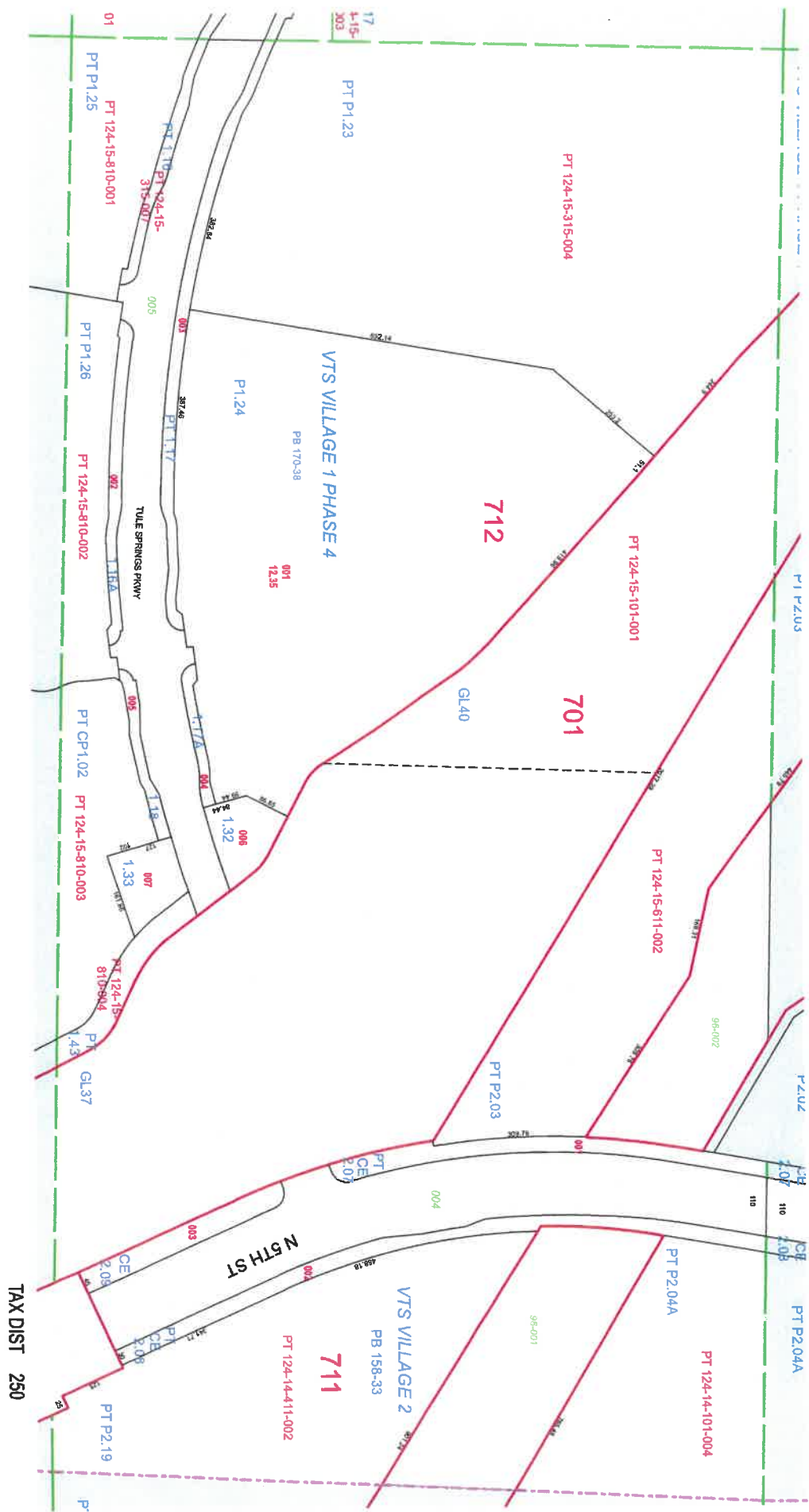
SEC

15

6	5	4	3	2	1
7	8	9	10	11	12
13	14	15	16	17	18
19	20	21	22	23	24
25	26	27	28	29	30
31	32	33	34	35	36

Rev: 6/14/2023

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



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

BOOK

T19S R61E

S

15

MAP

S 2 NE 4

124-15-6

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.

MAP LEGEND

Parcel Boundary

Sub Boundary

Right of Way PCL

Historic Lot Line

Historic Sub Boundary

Section Line

Condominium Unit

Air Space PCL

Right of Way PCL

Sub-Surface PCL

Parcel Number

Parcel Acreage

202 Parcel Subseq Number

Block Number

Lot Number

Block 600, Lot Number

Scale: 1" = 200'

Rev: 6/14/2023

The map displays several land parcels in Clark County, NV. Key features include:

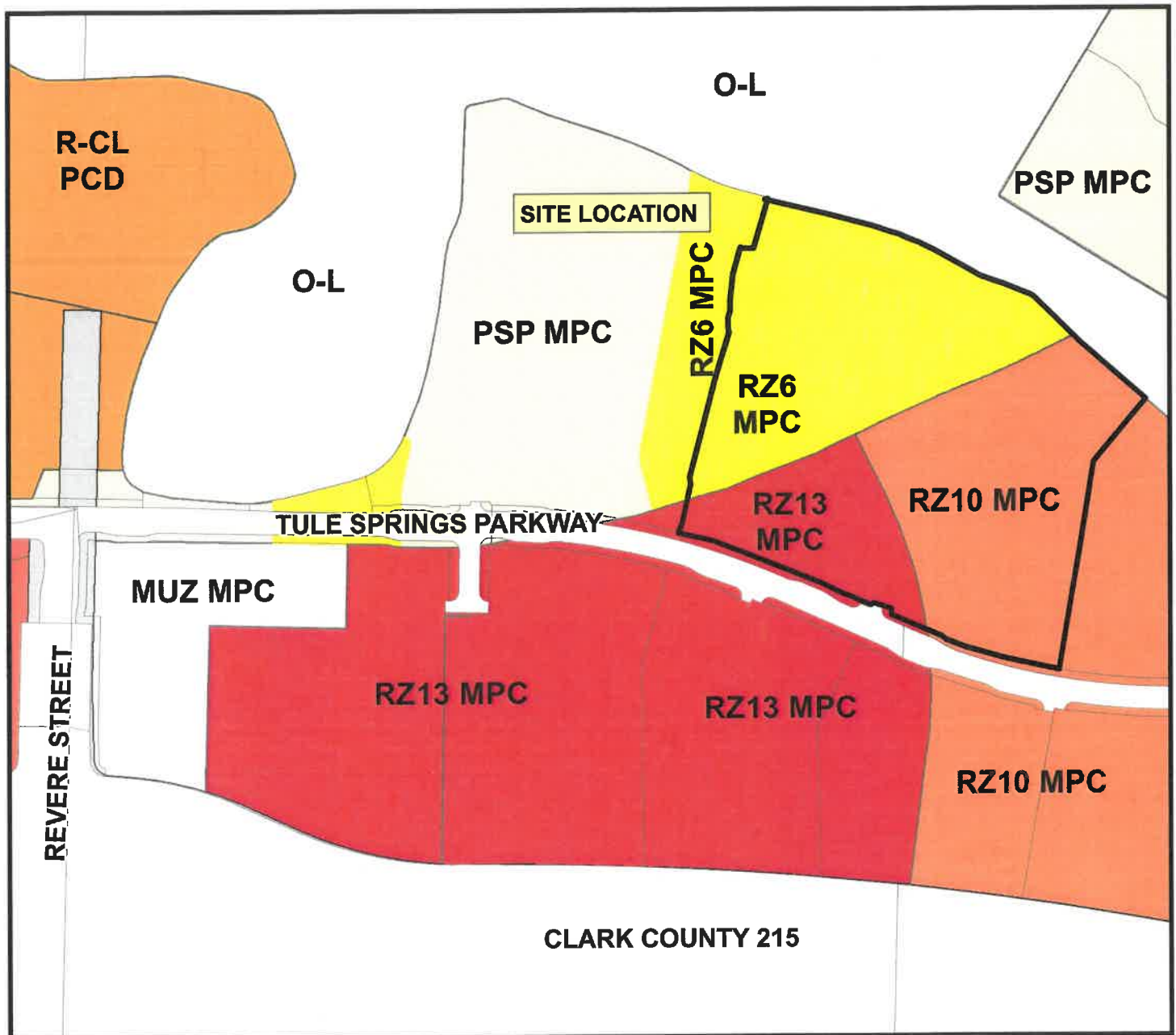
- Parcel 601:** A large parcel with a red boundary, containing a green area labeled '44-4911'.
- Parcel 611:** Two parcels with red boundaries, one labeled '002 14.14' and another '001 8.38'.
- Parcel 612:** A parcel with a red boundary, labeled '003 3'.
- VTS Village 2:** A large area with a blue dashed boundary, containing parcels PB 158-33 and PB 178-38.
- Streets:** N 5th St is shown at the bottom, with Park Highlands Boulevard branching off to the right.
- Plats and Subdivisions:** Various plat numbers are marked, including PT P1.23, PT P2.01, PT P2.02, PT P2.03, PT P2.04, PT P2.04A, PT P2.05, PT P2.06, PT P2.07, PT P2.08, PT P2.09, PT P2.10, PT P2.11, PT P2.12, PT P2.13, PT P2.14, PT P2.15, PT P2.16, PT P2.17, PT P2.18, PT P2.19, PT P2.20, PT P2.21, PT P2.22, PT P2.23, PT P2.24, PT P2.25, PT P2.26, PT P2.27, PT P2.28, PT P2.29, PT P2.30, PT P2.31, PT P2.32, PT P2.33, PT P2.34, PT P2.35, PT P2.36, PT P2.37, PT P2.38, PT P2.39, PT P2.40, PT P2.41, PT P2.42, PT P2.43, PT P2.44, PT P2.45, PT P2.46, PT P2.47, PT P2.48, PT P2.49, PT P2.50, PT P2.51, PT P2.52, PT P2.53, PT P2.54, PT P2.55, PT P2.56, PT P2.57, PT P2.58, PT P2.59, PT P2.60, PT P2.61, PT P2.62, PT P2.63, PT P2.64, PT P2.65, PT P2.66, PT P2.67, PT P2.68, PT P2.69, PT P2.70, PT P2.71, PT P2.72, PT P2.73, PT P2.74, PT P2.75, PT P2.76, PT P2.77, PT P2.78, PT P2.79, PT P2.80, PT P2.81, PT P2.82, PT P2.83, PT P2.84, PT P2.85, PT P2.86, PT P2.87, PT P2.88, PT P2.89, PT P2.90, PT P2.91, PT P2.92, PT P2.93, PT P2.94, PT P2.95, PT P2.96, PT P2.97, PT P2.98, PT P2.99, PT P2.100.

TAX DIST 250



# THE CITY OF NORTH LAS VEGAS

## Location & Zoning Map



Applicant: D.R Horton, Inc.  
Application Type: Property Reclassification  
Request: RZ6 MPC (Residential Zone up to 6 du/ac Master Planned Community),  
RZ10 MPC (Residential Zone up to 10 du/ac Master Planned Community), and  
RZ13 MPC (Residential Zone up to 13 du/ac Master Planned Community)  
to R-CL PCD (Medium Density Residential Planned Community District)  
Project Info: North of Tule Springs Parkway and approximately 1,000 feet east of Revere Street  
Case Number: ZN-09-2023

07/03/2023

