



DHI Engineering, LLC

DHI Engineering, LLC
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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.

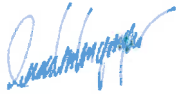
Additionally, a minimum of 300 square feet must be provided for lots with rear yards less than 600 square feet. All the yards have a minimum of 600 square feet and additional open space is therefore, not required.

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

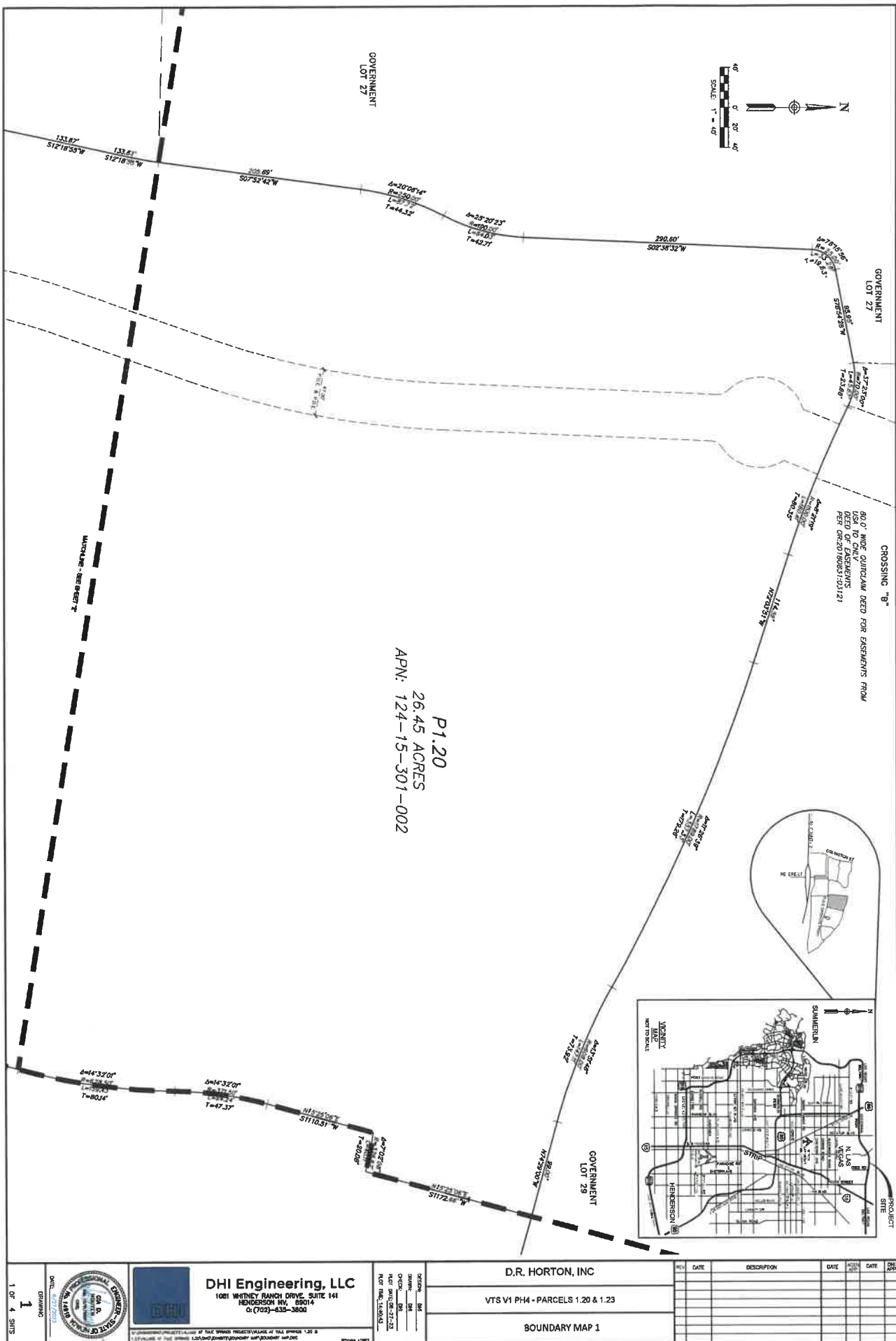
The client plans to start construction upon plan approval.

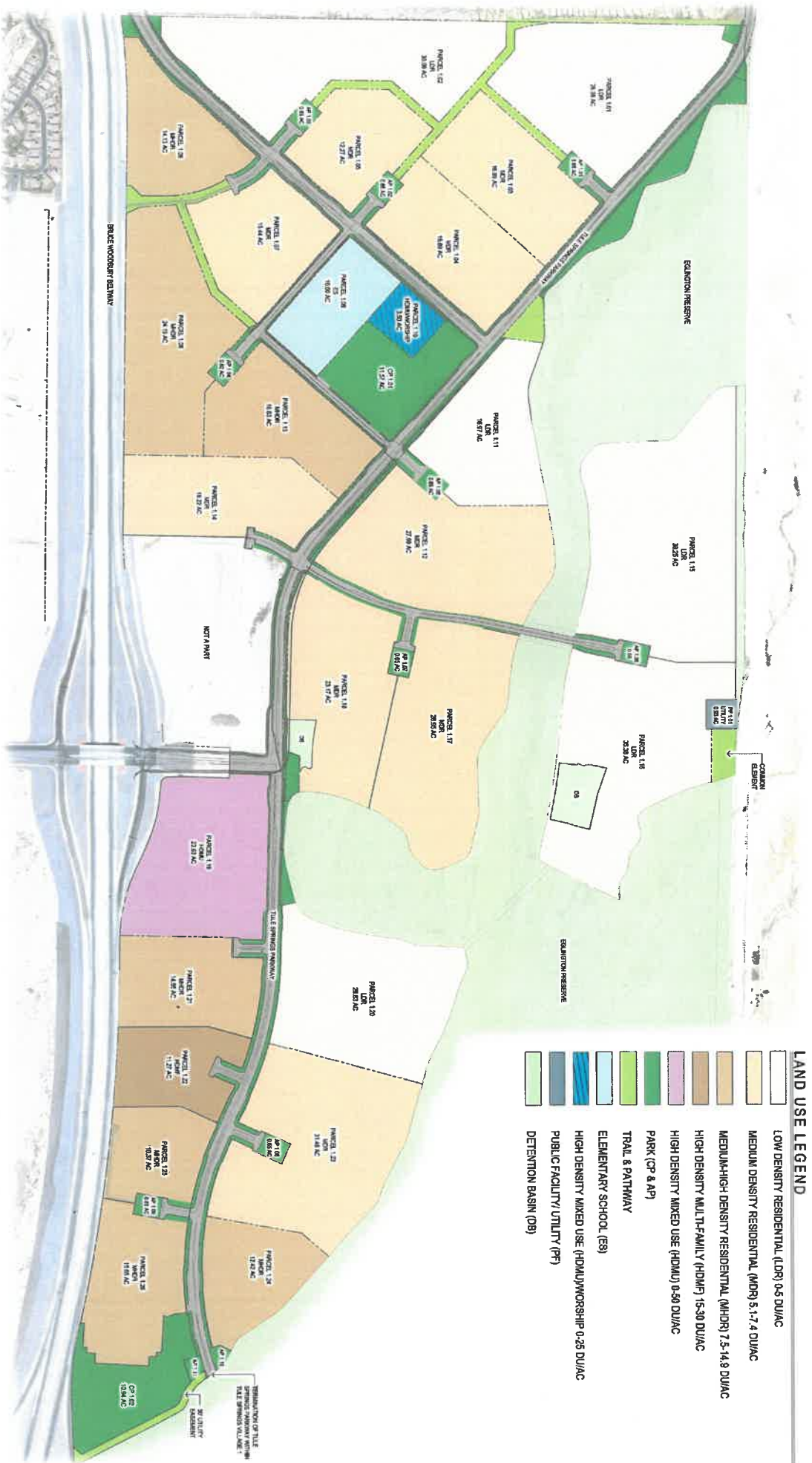
We appreciate your review and approval of this application. Please give me a call at 702-655-3577 if you have any questions or concerns.

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





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	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	183.36			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	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
507.73		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
183.36		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

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.

Information on roads and other non-assessed parcels may be obtained from the Road Document Listing in the Assessor's Office.



T195 R61E

N 2 SW 4

124-15-3

PARTICLE BOUNDARY		CONDOMINIUM UNIT	007 ROAD PAVEMENT NUMBER
SUBSURFACE POL.		AIR SPACE POL.	001 PARCEL NUMBER
PAVED BOUNDARY		RIGHT OF WAY POL.	1.00 AVERAGE
ROAD EASEMENT			202 PARCEL SUBSIDED NUMBER
MATCH / LEAVE LINE			<i>P8-24.6: PLAT RECORDING NUMBERS</i>
HISTORIC LOT LINE			
HISTORIC SLB BOUNDARY			5 BLOCK NUMBER
HISTORIC PAVD BOUNDARY			6 LOT NUMBER
SECTION LINE			GL5 BOX, LOT NUMBER

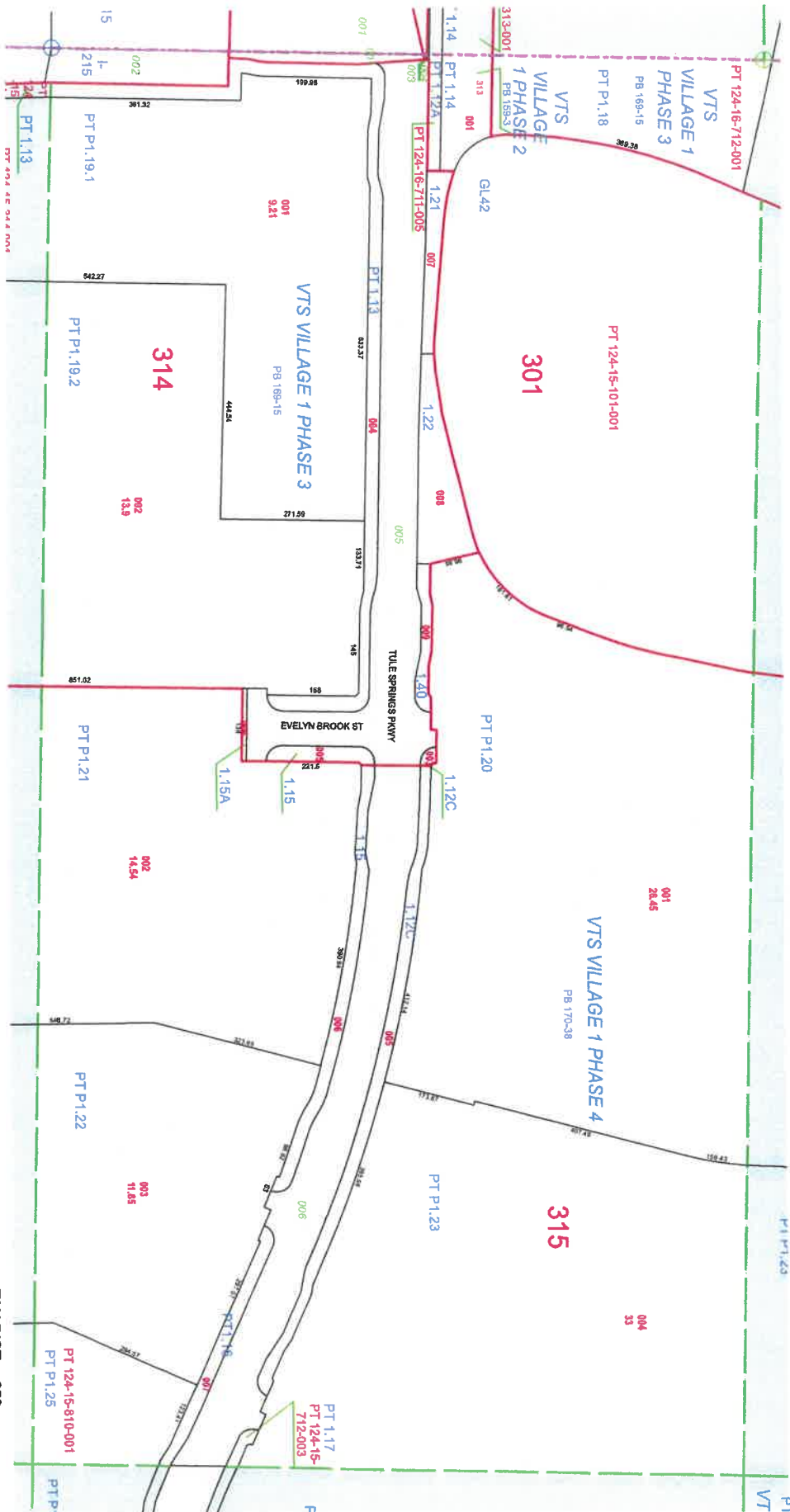
160	101	102
125	124	123
138	139	140

Scale: 1" = 200'

0	0	4	3	2	1
7	8	9	10	11	12
13	17	18	15	14	19
16	20	21	22	23	24
25	26	27	28	29	30
31	32	33	34	35	36


Rev: 6/14/2023

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



TAX DIST 250

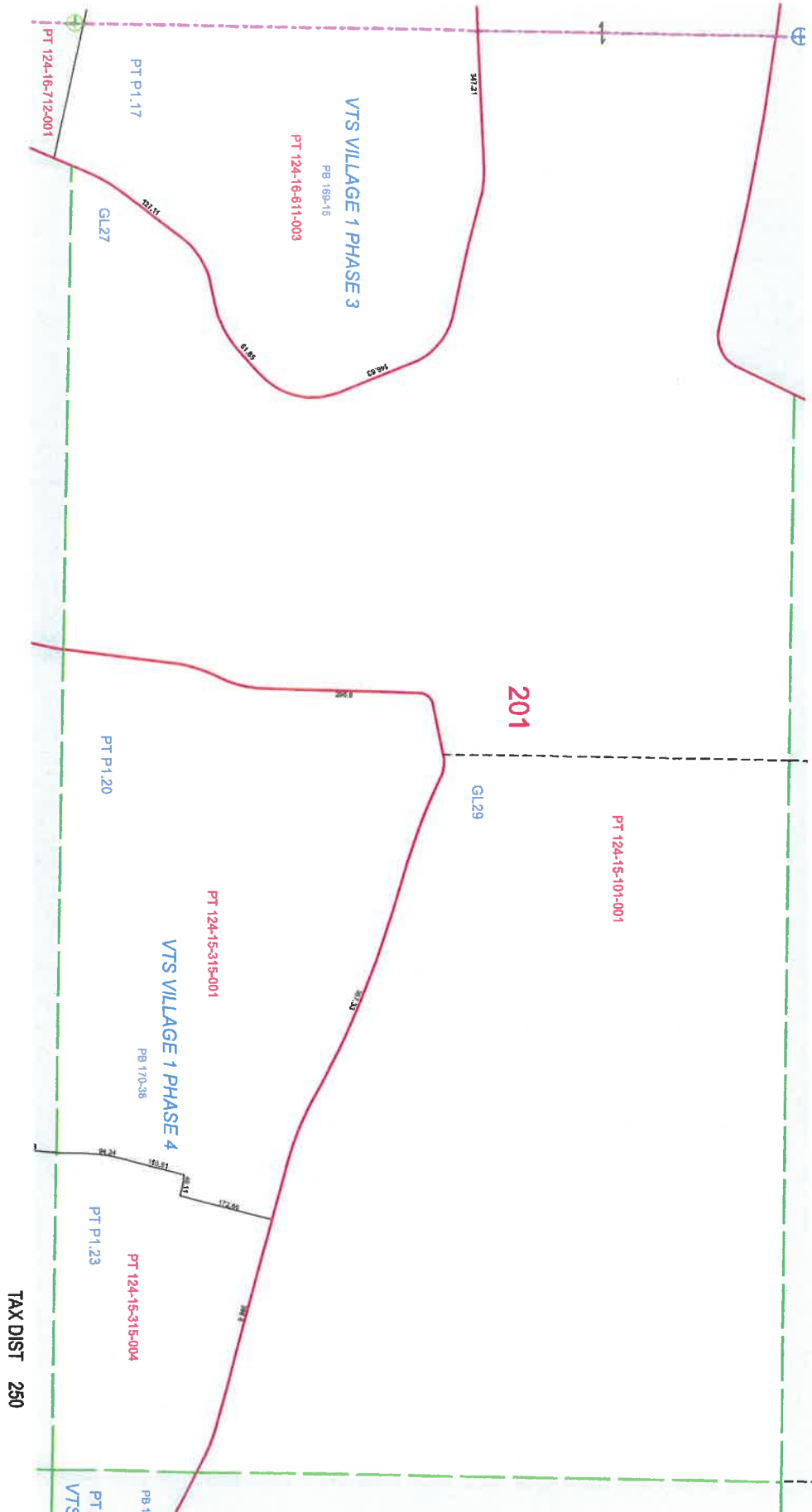
ASSESSOR'S PARCELS - CLARK COUNTY, NV.
 Briana Johnson - Assessor

124-15-2
 15
 S 2 NW 4


T19S R61E
 100 101 102
 125 124 123
 138 139 140
 Scale: 1" = 200'
 Rev 6/14/2023

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 (FEET) WHEN MAP REDUCED FROM 11X17 ORIGINAL

MAP LEGEND
 PARCEL BOUNDARY
 SUB BOUNDARY
 PMAD BOUNDARY
 ROAD EASEMENT
 MATCH / LEADER LINE
 HISTORIC LOT LINE
 HISTORIC SUB BOUNDARY
 HISTORIC PMAD BOUNDARY
 SECTION LINE
 CONDOMINIUM UNIT
 AIR SPACE PCL.
 RIGHT OF WAY PCL.
 SUB-SURFACE PCL.
 007 ROAD PARCEL NUMBER
 001 PARCEL NUMBER
 1.00 ACREAGE
 202 PARCEL SUBSEQ NUMBER
 PG 24-4 PLAT RECORDING NUMBER
 5 BLOCK NUMBER
 5 LOT NUMBER
 GL 5 GOV LOT NUMBER

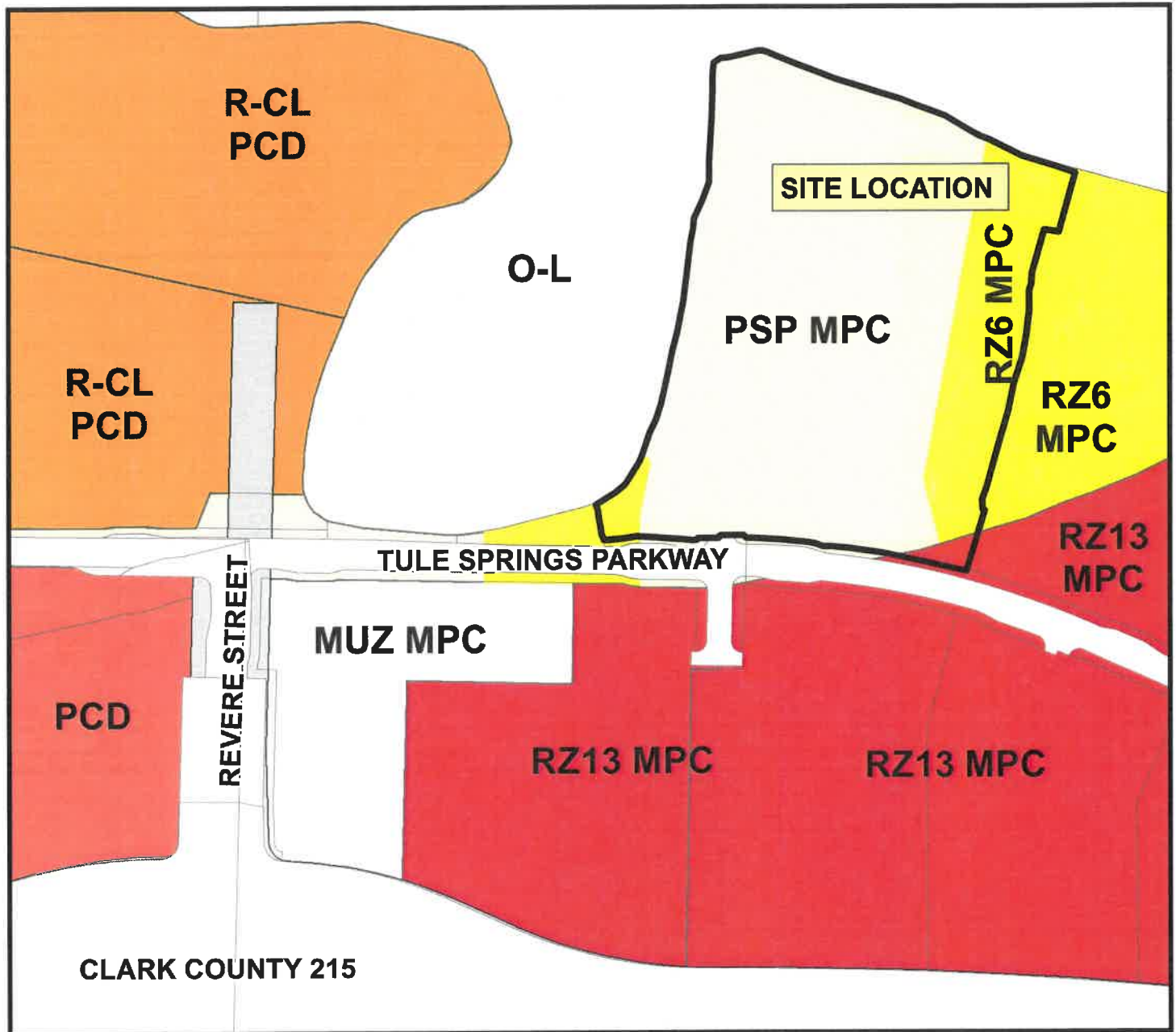


TAX DIST 250



THE CITY OF NORTH LAS VEGAS

Location & Zoning Map



0 150 300 600 900 1,200 1,500 1,800 2,100 2,400 Feet

Applicant: D.R Horton, Inc.
Application Type: Property Reclassification
Request: PSP MPC (Public Semi/Public Master Planned Community), RZ6 MPC (Residential Zone up to 6 du/ac Master Planned Community), and RZ13 MPC (Residential Zone up to 13 du/ac Master Planned Community) to R-1 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-08-2023

07/03/2023

