

CITY OF NORTH LAS VEGAS

INTEROFFICE MEMORANDUM

To: Duane McNelly, Principle Planner, Land Development & Community Services
From: Jimmy Love, Land Development Project Leader, Department of Public Works
Subject: T-MAP 5-2023 **T-MAP 5-2023 The Villages at Tule Springs Parcel 1.20 & 1.23**
Date: July 10, 2023

In addition to the requirement to comply with the *City of North Las Vegas Municipal Code - Titles 15 and 16*, the *Development Standards for the Villages at Tule Springs*, NRS 278 and accepted *Clark County Area Uniform Standard Drawings*, the Department of Public Works recommends the following conditions of approval:

1. All known geologic hazards shall be shown on the preliminary development plan, tentative map and the civil improvement plans. Geological hazards such as fault lines or fissures affecting residential structures may substantially alter the tentative map layout and require the submission of a revised tentative map which must be approved by the City prior to final approval of the civil improvement plans. The footprint of proposed structures shall be plotted on all lots impacted by faults and/or fissures and a minimum width of five (5) feet shall be provided from the edge of any proposed structure to the nearest fault and/or fissure.
2. Approval of a drainage study is required prior to submittal of the civil improvement plans.
3. Approval of a traffic study is required prior to submittal of the civil improvement plans. Please contact Traffic Engineering at 633-2676 to request a scope. A queuing analysis may be required.
4. The size and number of access points and their locations are subject to review and approval by the City of North Las Vegas Traffic Engineer and must meet the standards set forth in *North Las Vegas Municipal Code* section 17.24.040; Conformance may require modifications to the site.
5. Proposed residential driveway slopes shall not exceed twelve percent (12%).
6. The public street geometrics, width of over-pave and thickness of the pavement sections will be determined by the Department of Public Works.
7. All internal private streets off Tule Springs Parkway shall be gated per the CNLV private street policy.
8. All residential driveway geometrics shall be in compliance with the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Numbers 222 and 222.1.
9. Dedication and construction of the following streets and/or half streets is required per the *Master Plan of Streets and Highways* and/or *City of North Las Vegas Municipal Code* section 16.24.100:
 - a. Tule Springs Parkway

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July 12, 2023

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10. All off-site improvements must be completed prior to final inspection of the first building.
11. All common elements shall be labeled and are to be maintained by the Home Owners' Association.
12. The street names shall be in accordance with the North Las Vegas Street Naming and Address Assignment Standards, and must be approved by the City of Las Vegas Central Fire Alarm Office.
13. The property owner is required to grant a public pedestrian access easement for sidewalk located within a common element, or on private property, when that sidewalk is providing public access adjacent to the right-of-way.
14. The property owner is required to grant roadway easements where public and private streets intersect.
15. A revocable encroachment permit for landscaping within the public right of way is required, if applicable.
16. Appropriate subdivision and/or parcel mapping is required to complete this project. All mapping shall be in compliance with NRS Chapter 278 and the *City of North Las Vegas Municipal Code* and associated Master Plans in effect at the time of subdivision and/or parcel map approval. Conformance may require modifications to the site.
17. The developer shall provide an offsite phasing plan that includes proposed dates of completion for orderly construction of the supporting offsite street improvements. The offsite phasing plan must be submitted for review and approval to the Department of Public Works prior to issuance of the project's grading permit.
18. All Nevada Energy easements, appurtenances, lines and poles must be shown and shall be located entirely within the perimeter landscape area of this development. Distribution lines, existing or proposed, shall be placed underground if impacted by the proposed development of the parcel or if the pole impedes upon the proper ADA clearances for sidewalk. Under no circumstances will new down guy wires be permitted.

Utilities – For information only:

- This project shall comply with the General Provisions and Conditions of the *City of North Las Vegas Water Service Rules and Regulations* and the *Design and Construction Standards for Wastewater Collection Systems*.
- Submittal of a Hydraulic Analysis per the *Uniform Design and Construction Standards (UDACS) for Potable Water Systems* is required and will be subject to the review and approval of the Utilities Department.

For more information regarding the land development process and other associated requirements in the City of North Las Vegas, please visit the City's website and find the **Land Development Guide**: <http://www.cityofnorthlasvegas.com/Departments/PublicWorks/PublicWorks.shtm>.

Jimmy Love
Digitally signed by Jimmy Love
DN: C=US,
E=lovej@cityofnorthlasvegas.com, O=City
of North Las Vegas, OU=Development &
Flood Control, CN=Jimmy Love
Reason: I am the author of this document
Date: 2023.07.13 07:08:14-07'00

Jimmy Love, Land Development Project Leader
Department of Public Works



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.

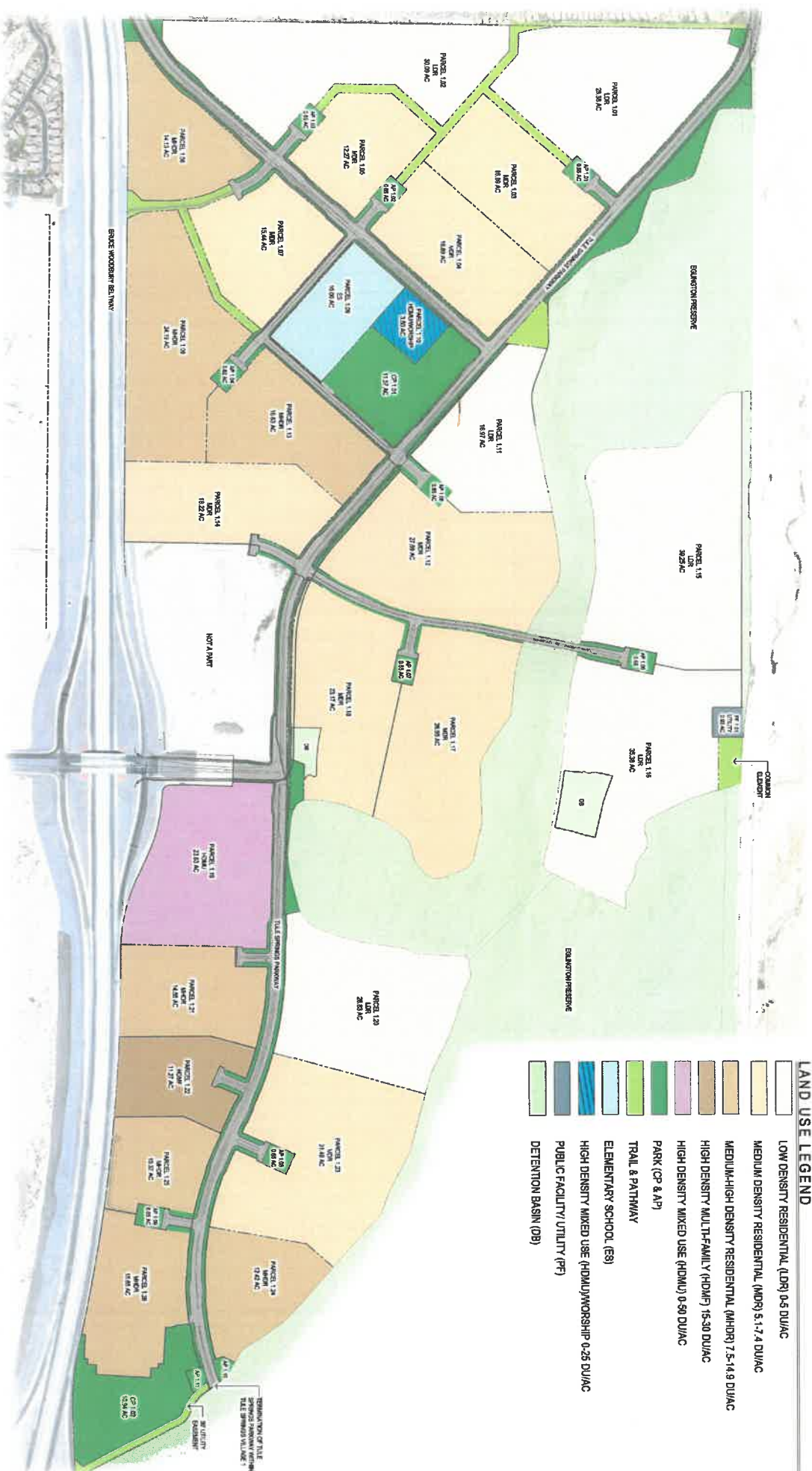
The client plans to start construction upon plan approval.

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



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	RBS	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	RBS	4.44	178
	1.16	34.51	RBS	2.41	83
	1.17	27.6	RBS	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			4,089
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	RBS(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

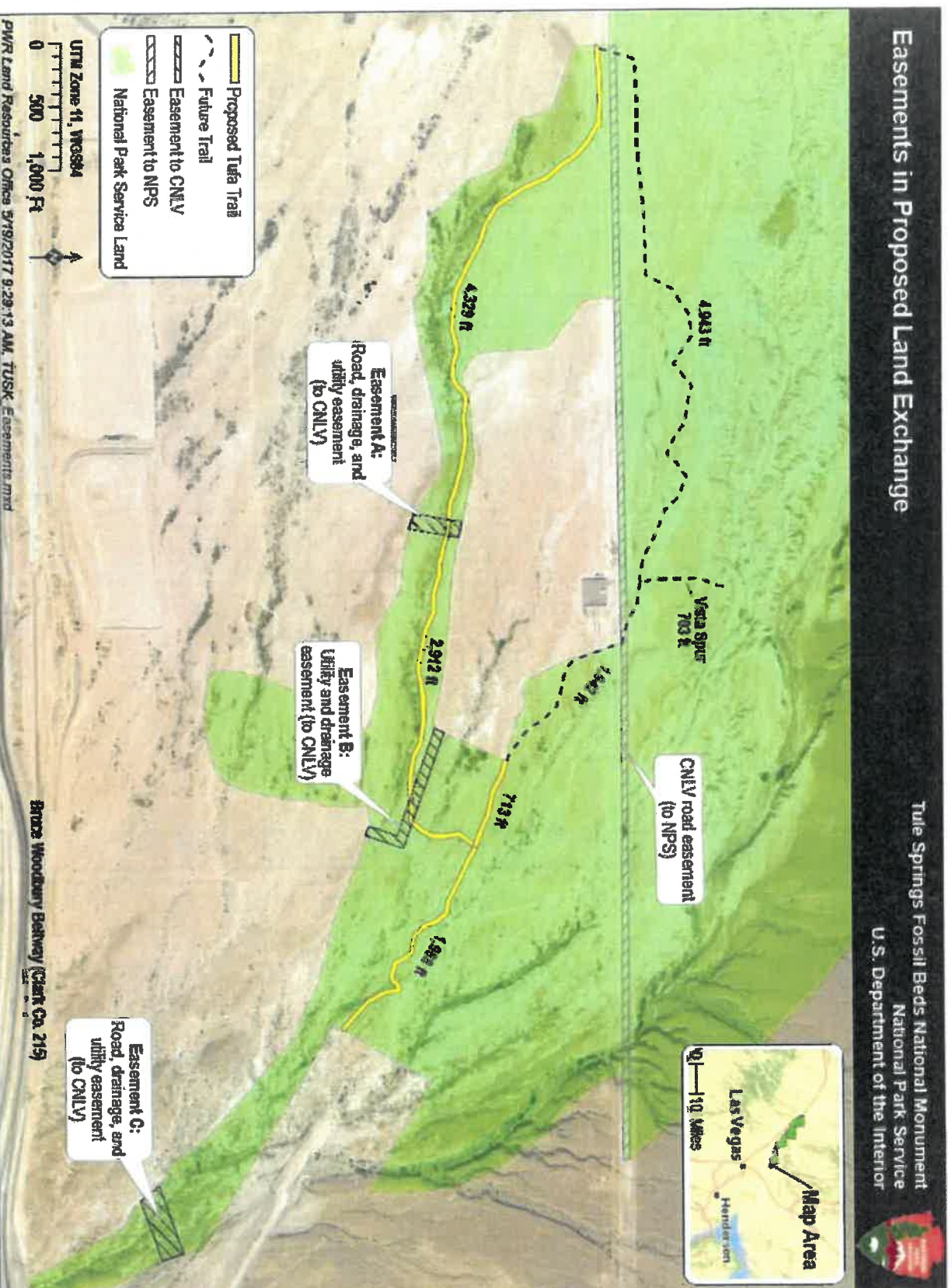
Current Approved Plan (per most recent minor modification)

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
507.75		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
183.36		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

Table Legend

Exhibit A: Exchange Agreement Maps

Figure 3: Notice of Realty Action (NORA) Map





Real Property Management
1180 Military Tribute Place
Henderson, NV 89074

School Development Tracking Form

<http://facilities.ccsd.net/departments/real-property-management/>

Date Filed 06/29/2023 Application Number T-MAP-000005-2023 Entity NLV

Company Name DHI Engineering

Contact Name _____

Contact Mailing Address _____

City _____ State _____ Zip Code _____

Phone (702) 413-0955 Mobile _____ Fax _____ Email _____

Project Name WTS Village 1 Phase 4 Parcels 1.20 and 1.23

Project Description Tule Springs Pkwy. & Eglington St.
282 Single-Family lots

APN's 124-15-315-001 and 004

Student Yield	Elementary School	Middle School	High School
Single-Family Units (1) 282	x 0.148 = 42	x 0.083 = 24	x 0.132 = 38
Multi-Family Units (2) 0	x 0.134 = 0	x 0.063 = 0	x 0.082 = 0
Resort Condo Units (3)			
Total	42	24	38

(1) Single Family unit is defined as single family detached home, mobile home, and townhouse.

(2) Multi-Family unit is defined as apartment, multiplexes, and condominiums.

(3) Resort Condominium units for tracking purposes only.

* To be completed by CCSD

Schools Serving the Area*					
Name	Address	Grade	Capacity	Enrollment	Site Date
Triggs ES	4470 W. Rome Blvd.	K-5	686	780	5/1/2023
Cram MS	1900 W. Deer Springs Way	6-8	1,504	1,389	5/1/2023
Legacy HS	150 W. Deer Springs Way	9-12	2,417	2,614	5/1/2023

* **CCSD Comments** Triggs ES and Legacy HS were over capacity for the 2022-2023 school year. Triggs ES was at 113.70% of program capacity. Legacy HS was at 108.15% of program capacity.

☐ Approved

☐ Disapproved

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.

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

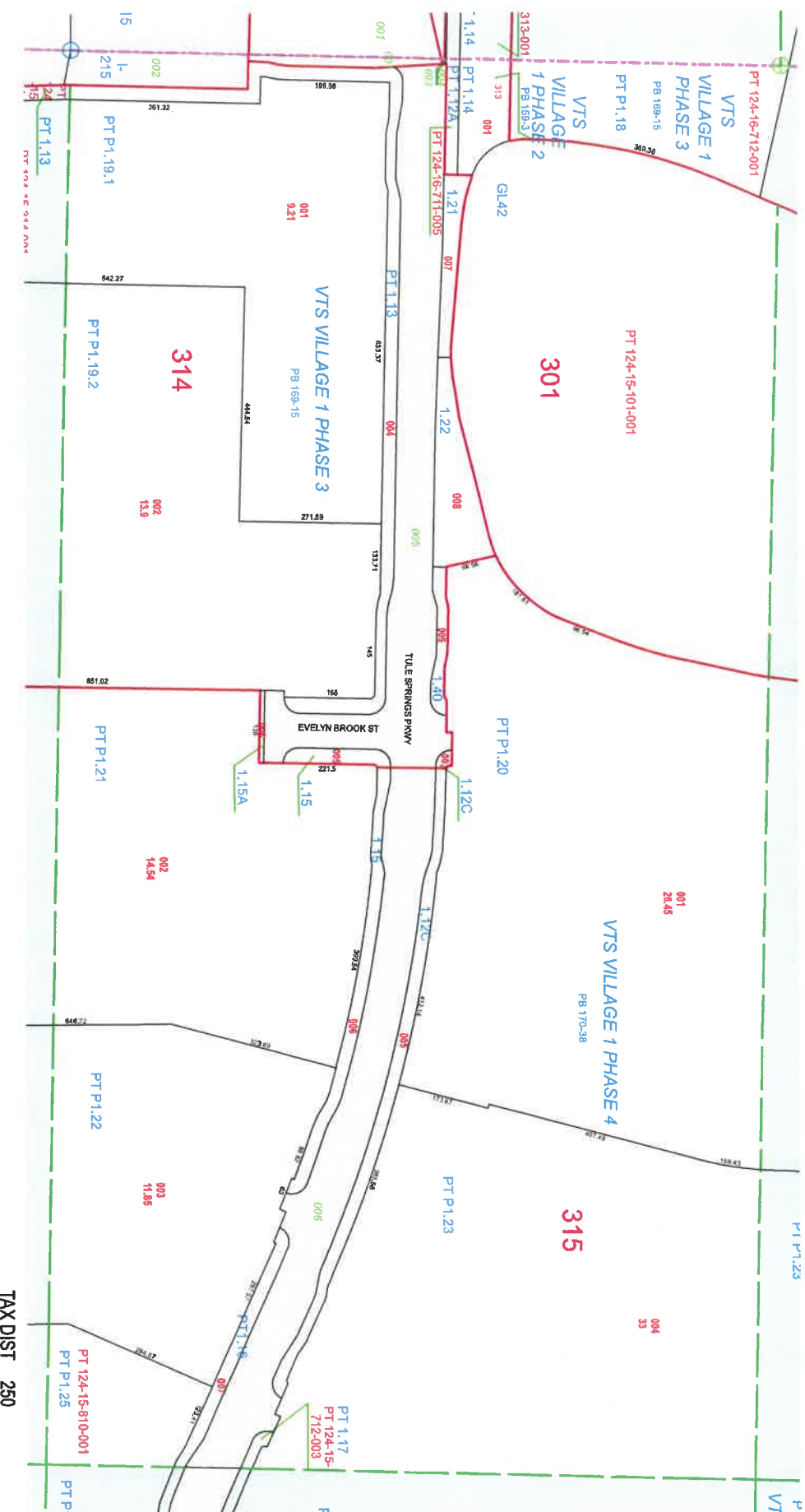


- | | | | | | |
|--|--------------------------------------|--|-------------------|---------|-----------------------|
| | PICEL BOUNDARY | | CONDOMINIUM UNIT | D-7 | PARCEL NUMBER |
| | SUB BOUNDARY | | AIR SPACE PCL. | 001 | PARCEL NUMBER |
| | PAVED BOUNDARY | | RIGHT OF WAY PCL. | 100 | AVERAGE |
| | ROAD EASEMENT LINE | | SUB-SURFACE PCL. | 202 | PARCEL SUBSESS NUMBER |
| | HISTORIC LOT LINE | | | Pg 26-4 | PLAT RECORDING NUMBER |
| | HISTORIC SUB BOUNDARY | | | 5 | BLOCK NUMBER |
| | HISTORIC PAVED BOUNDARY SECTION LINE | | | L-8 | LOT NUMBER |
| | | | | Cd 5 | GOV. LOT NUMBER |

BOOK		
T19S R61E		
100	101	102
125	124	123
138	139	140

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

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



TAX DIST 250

USE THIS SCALE LESS WHEN NOT REDUCED FROM 11.7% ORIGINAL

Percentage of Respondents	Percentage of Scale
0	0
100	100
200	200
400	400
600	600
800	800

- | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| 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 | 31 | 32 | 33 | 34 | 35 | 36 | 37 | 38 | 39 | 40 | 41 | 42 | 43 | 44 | 45 | 46 | 47 | 48 | 49 | 50 | 51 | 52 | 53 | 54 | 55 | 56 | 57 | 58 | 59 | 60 | 61 | 62 | 63 | 64 | 65 | 66 | 67 | 68 | 69 | 70 | 71 | 72 | 73 | 74 | 75 | 76 | 77 | 78 | 79 | 80 | 81 | 82 | 83 | 84 | 85 | 86 | 87 | 88 | 89 | 90 | 91 | 92 | 93 | 94 | 95 | 96 | 97 | 98 | 99 | 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 | 201 | 202 | 203 | 204 | 205 | 206 | 207 | 208 | 209 | 210 | 211 | 212 | 213 | 214 | 215 | 216 | 217 | 218 | 219 | 220 | 221 | 222 | 223 | 224 | 225 | 226 | 227 | 228 | 229 | 230 | 231 | 232 | 233 | 234 | 235 | 236 | 237 | 238 | 239 | 240 | 241 | 242 | 243 | 244 | 245 | 246 | 247 | 248 | 249 | 250 | 251 | 252 | 253 | 254 | 255 | 256 | 257 | 258 | 259 | 260 | 261 | 262 | 263 | 264 | 265 | 266 | 267 | 268 | 269 | 270 | 271 | 272 | 273 | 274 | 275 | 276 | 277 | 278 | 279 | 280 | 281 | 282 | 283 | 284 | 285 | 286 | 287 | 288 | 289 | 290 | 291 | 292 | 293 | 294 | 295 | 296 | 297 | 298 | 299 | 300 | 301 | 302 | 303 | 304 | 305 | 306 | 307 | 308 | 309 | 310 | 311 | 312 | 313 | 314 | 315 | 316 | 317 | 318 | 319 | 320 | 321 | 322 | 323 | 324 | 325 | 326 | 327 | 328 | 329 | 330 | 331 | 332 | 333 | 334 | 335 | 336 | 337 | 338 | 339 | 340 | 341 | 342 | 343 | 344 | 345 | 346 | 347 | 348 | 349 | 350 | 351 | 352 | 353 | 354 | 355 | 356 | 357 | 358 | 359 | 360 | 361 | 362 | 363 | 364 | 365 | 366 | 367 | 368 | 369 | 370 | 371 | 372 | 373 | 374 | 375 | 376 | 377 | 378 | 379 | 380 | 381 | 382 | 383 | 384 | 385 | 386 | 387 | 388 | 389 | 390 | 391 | 392 | 393 | 394 | 395 | 396 | 397 | 398 | 399 | 400 | 401 | 402 | 403 | 404 | 405 | 406 | 407 | 408 | 409 | 410 | 411 | 412 | 413 | 414 | 415 | 416 | 417 | 418 | 419 | 420 | 421 | 422 | 423 | 424 | 425 | 426 | 427 | 428 | 429 | 430 | 431 | 432 | 433 | 434 | 435 | 436 | 437 | 438 | 439 | 440 | 441 | 442 | 443 | 444 | 445 | 446 | 447 | 448 | 449 | 450 | 451 | 452 | 453 | 454 | 455 | 456 | 457 | 458 | 459 | 460 | 461 | 462 | 463 | 464 | 465 | 466 |
|---|---|---|---|---|---|---|---|---|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|

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— 1 2 3 4 5 6 —



T19S R61E

MAP
S 2 NW 4

1

PT P1.20

4

PB1

PTI

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
NOTES



MAP LEGEND

- PARCEL BOUNDARY
- SUB BOUNDARY
- PMD 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
- 100 ACREAGE
- 202 PARCEL SUBSIDED NUMBER
- PB 24-45 PLAT RECORDING NUMBER
- 5 BLOCK NUMBER
- 5 LOT NUMBER
- GLS 90V LOT NUMBER

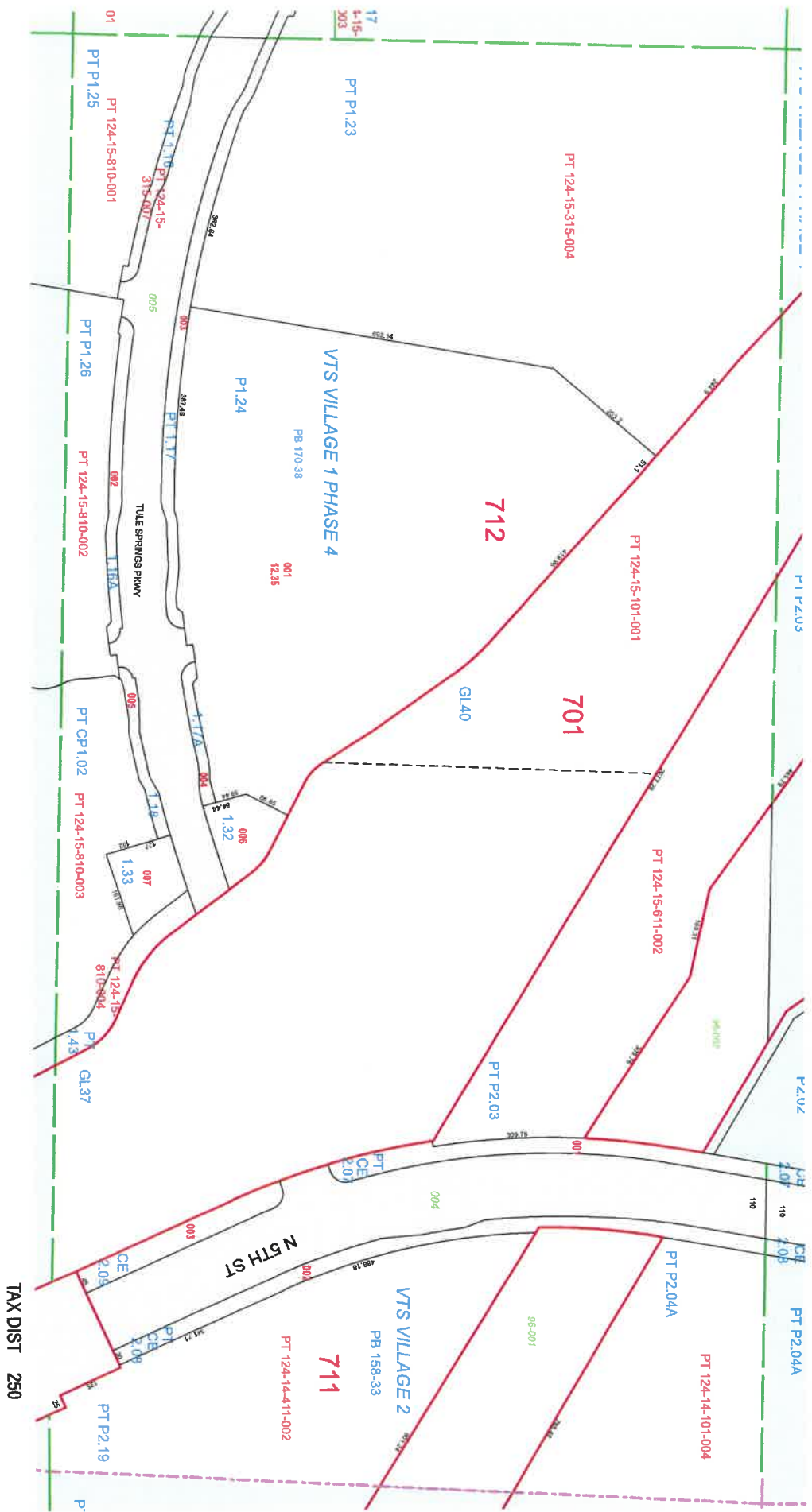
ASSESSOR'S PARCELS - CLARK COUNTY, NV.
Briana Johnson - Assessor

T19S R61E			
100	101	102	
125	124	123	
138	139	140	

15			
1	2	3	4
5	6	7	8
9	10	11	12
13	14	15	16
17	18	19	20
21	22	23	24

N 2 SE 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

124-15-7



TAX DIST 250

ASSESSOR'S PARCELS - CLARK COUNTY, NV

Briana Johnson - Assessor

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. USE THIS SCALE/FEE WHEN MAP REDUCED FROM 11X17 ORIGINAL.

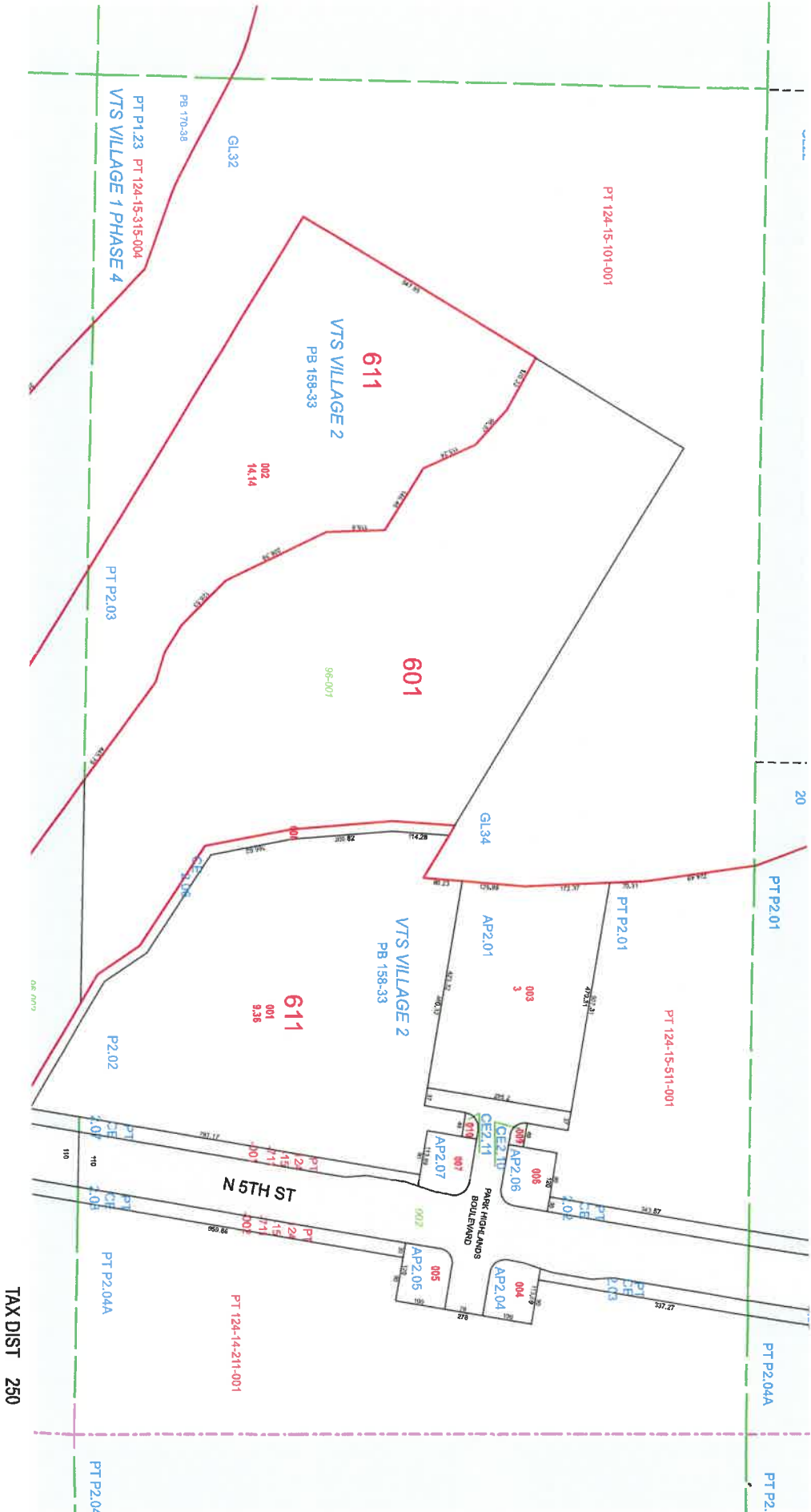
MAP LEGEND

PARCEL BOUNDARY	CONDOMINIUM UNIT	007 ROAD PARCEL NUMBER
SUB BOUNDARY	AIR SPACE PCL	001 PARCEL NUMBER
PMLD BOUNDARY	RIGHT OF WAY PCL	100 ACRES
ROAD EASEMENT	SUB-SURFACE PCL	202 PARCEL SUBSEQ NUMBER
MATCH/LEADER LINE		PB 24-45 PLAT RECORDING NUMBER
HISTORIC LOT LINE		5 BLOCK NUMBER
HISTORIC SUB BOUNDARY		5 LOT NUMBER
HISTORIC PMLD BOUNDARY		GLS 60V LOT NUMBER
SECTION LINE		

Scale: 1" = 200'

Rev: 6/14/2023

124-15-6

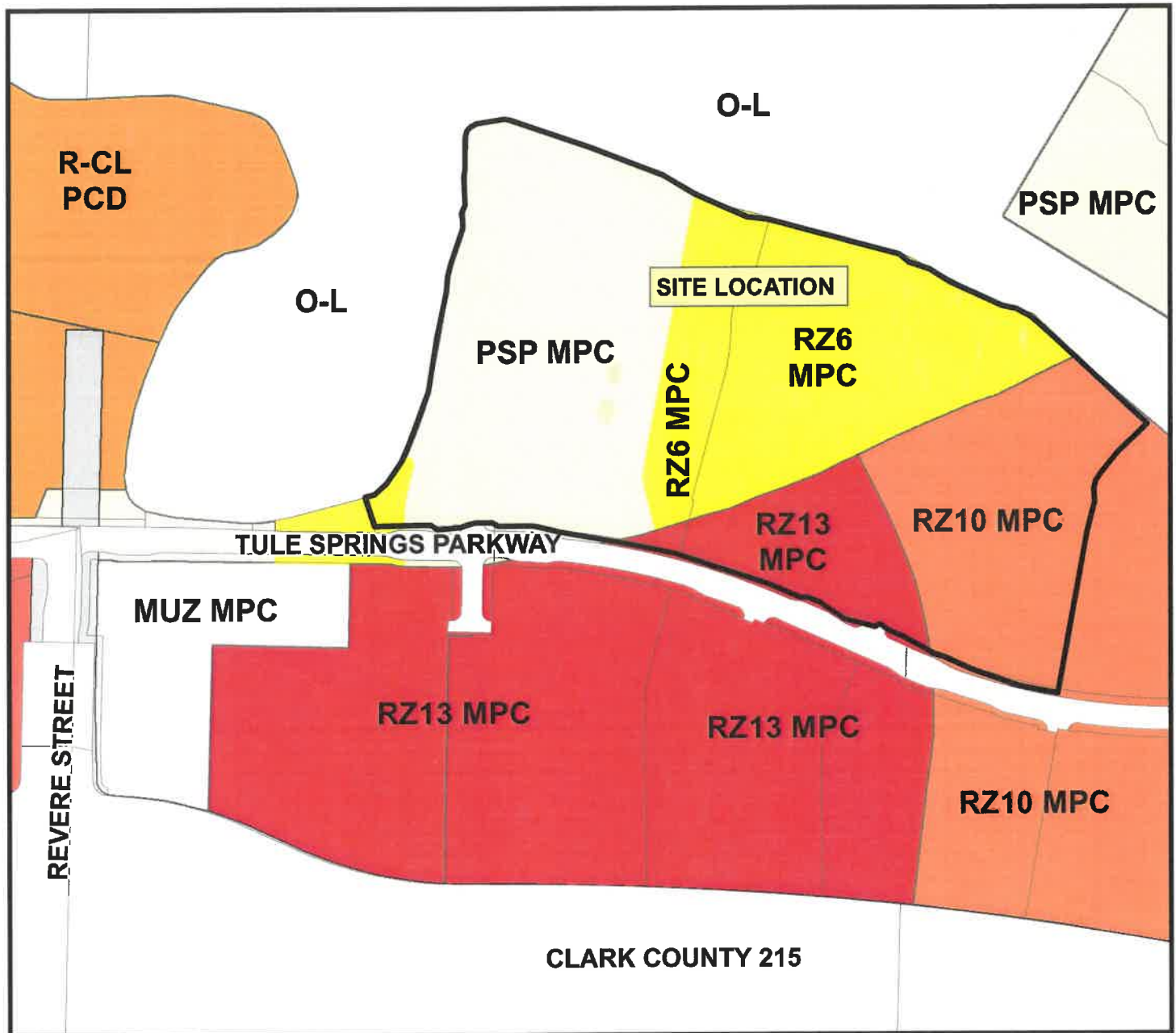


TAXDIST 250



THE CITY OF NORTH LAS VEGAS

Location & Zoning Map



Applicant: D.R Horton, Inc.
Application Type: Tentative Map
:PSP MPC (Public Semi/Public Master Planned Community), 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), proposed property reclassification to
R-1 PCD (Medium-Low Density Residential Planned Community Development District) and
R-CL PCD (Medium Density Residential Planned Community District),
to allow a 282-lot, single-family subdivision.
Project Info: Road
Case Number: T-MAP-000005-2023

07/05/2023

