



DHI Engineering, LLC

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

702.655-3500 office  
www.drhorton.com

August 25, 2023

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

**RE: The Villages at Tule Springs Parcel 1.24  
124-15-712-001**

Dear Sir/Madam:

On behalf of Pacific Oaks and D.R. Horton (DRH), collective "Client", 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 I-215 and approximately 3,500 linear feet east of future Revere Street intersection with Tule Springs Pkwy.

Our Client intends to develop 92 single family residential units on 12.35 acres, which yields a density of 7.45 units/acre. A major modification was submitted to the city, which allows for light and medium density residential land use. We are requesting a zone change from RZ-10 MPC to R-CL PCD.

As shown on the attached Tentative Map, the minimum lot size is 3,500 square feet and the maximum lot size is 8,933 square feet, with an average of 4,132 square feet. Per the development standards, 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, therefore, additional open space is not required.

Our Client plans to start construction upon improvement plan approval.

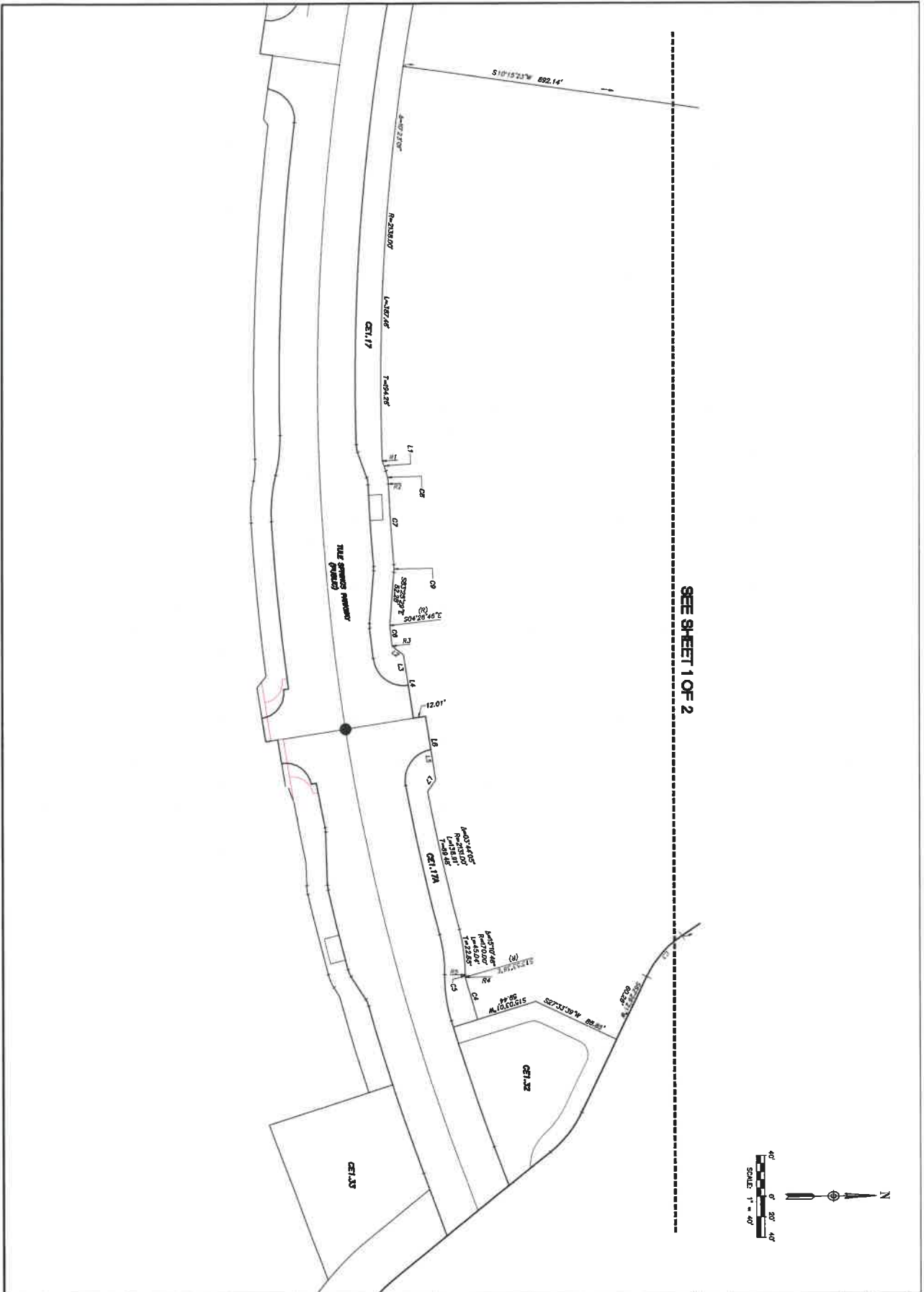
We appreciate your review and approval of this application. Please give me a call at 725-270-2772 if you have any questions or concerns.

Cordially,  
DHI Engineering

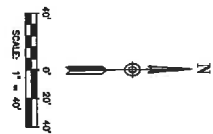
A handwritten signature in blue ink, appearing to read "Gia D. Nguyen".

Gia D. Nguyen, P.E.  
Area President





SEE SHEET 1 OF 2



|  |  |                                |  |      |             |      |      |      |
|--|--|--------------------------------|--|------|-------------|------|------|------|
|  | <b>DHI Engineering, LLC</b><br>1001 WHITNEY RANCH DRIVE, SUITE 141<br>HENDERSON, NV, 89014<br>(702) 635-3600 | D. R. HORTON, INC.             |  | DATE | DESCRIPTION | DATE | DATE | DATE |
|  |  | VILLAGE AT TULE SPRINGS 1.19.1 |  |      |             |      |      |      |
|  |  | BOUNDARY MAP 2                 |  |      |             |      |      |      |

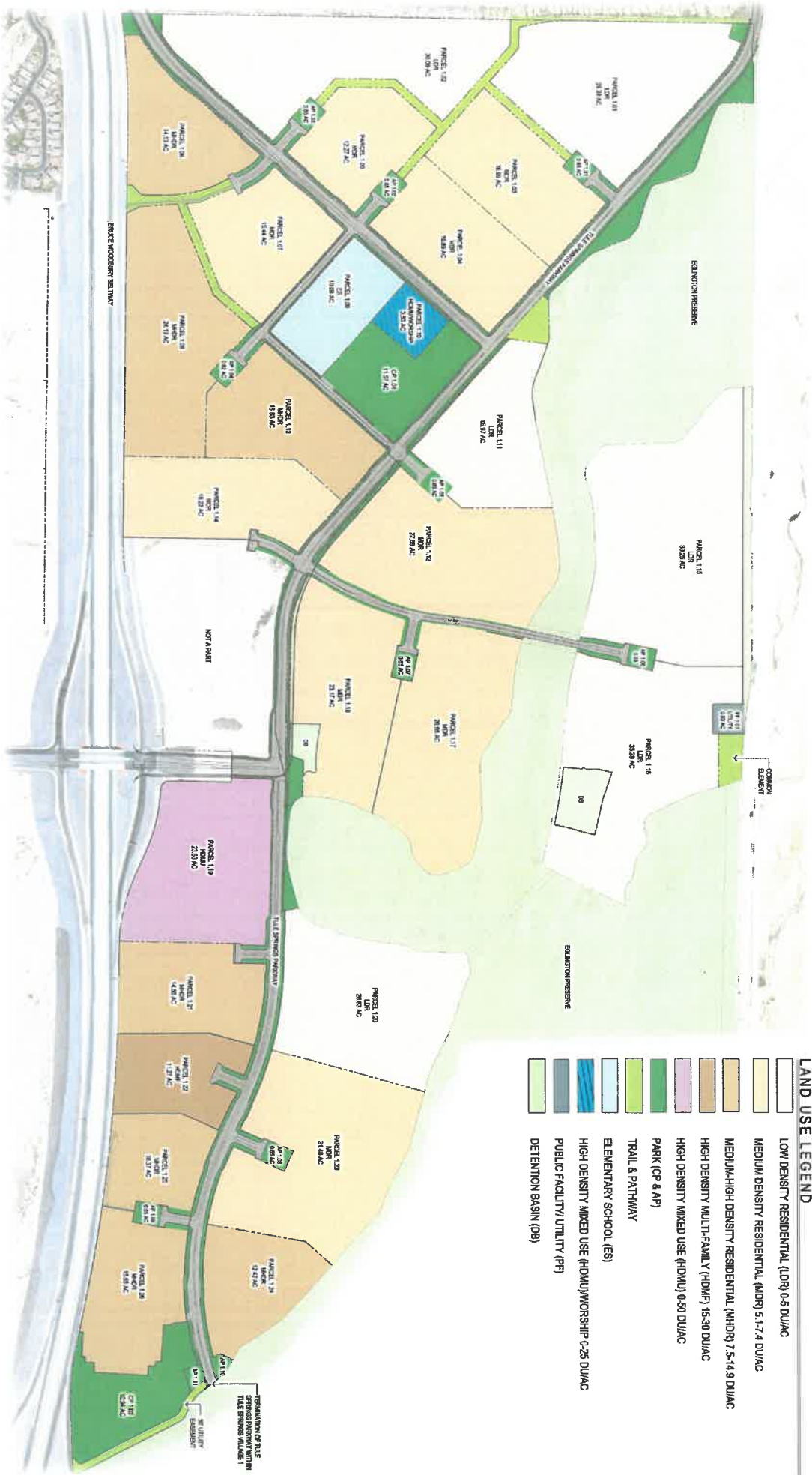
2 OF 2 SHEETS

DATE: 07/25/2013

PROJECT: 1.19.1

SCALE: 1" = 40'

50% REVIEW - NOT FOR CONSTRUCTION



# The Villages at Tule Springs

## Parcel Density Cap

11/20/2022

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                    | 276                        |
|         | 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               | 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 (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                |
| 183.38              |         | 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



## NEIGHBORHOOD MEETING SUMMARY

DR Horton – Villages of Tule Springs

Parcels 1.24 – 1.26

August 15, 2023

On August 15, 2023, Misha Ray of Kaempfer Crowell hosted a neighborhood meeting at the Aliante Library for parcels 1.24, 1.25 and 1.26 within the Village of Tule Springs to discuss a proposed zone change, tentative map, and modifications to the Development Agreement.

Two neighbors attended the meeting. Following a presentation of the application, neighbors posed questions relating to timeline for development, product types, and general questions relating to development in Tule Springs. The neighbors did not express opposition to the application.

USE INFO SOURCE/TEE 9/ WHEN INFO REMOVED FROM IIA/1/ ORIGINAL

**Briana Johnson - Assessor**

|  | HISTORIC PM/LD BOUNDARY | SECTION LINE | LOT NUMBER | GLS GOV LOT NUMBER |
|--|-------------------------|--------------|------------|--------------------|
|  |                         |              | 5          |                    |
|  |                         |              |            |                    |

BOOK

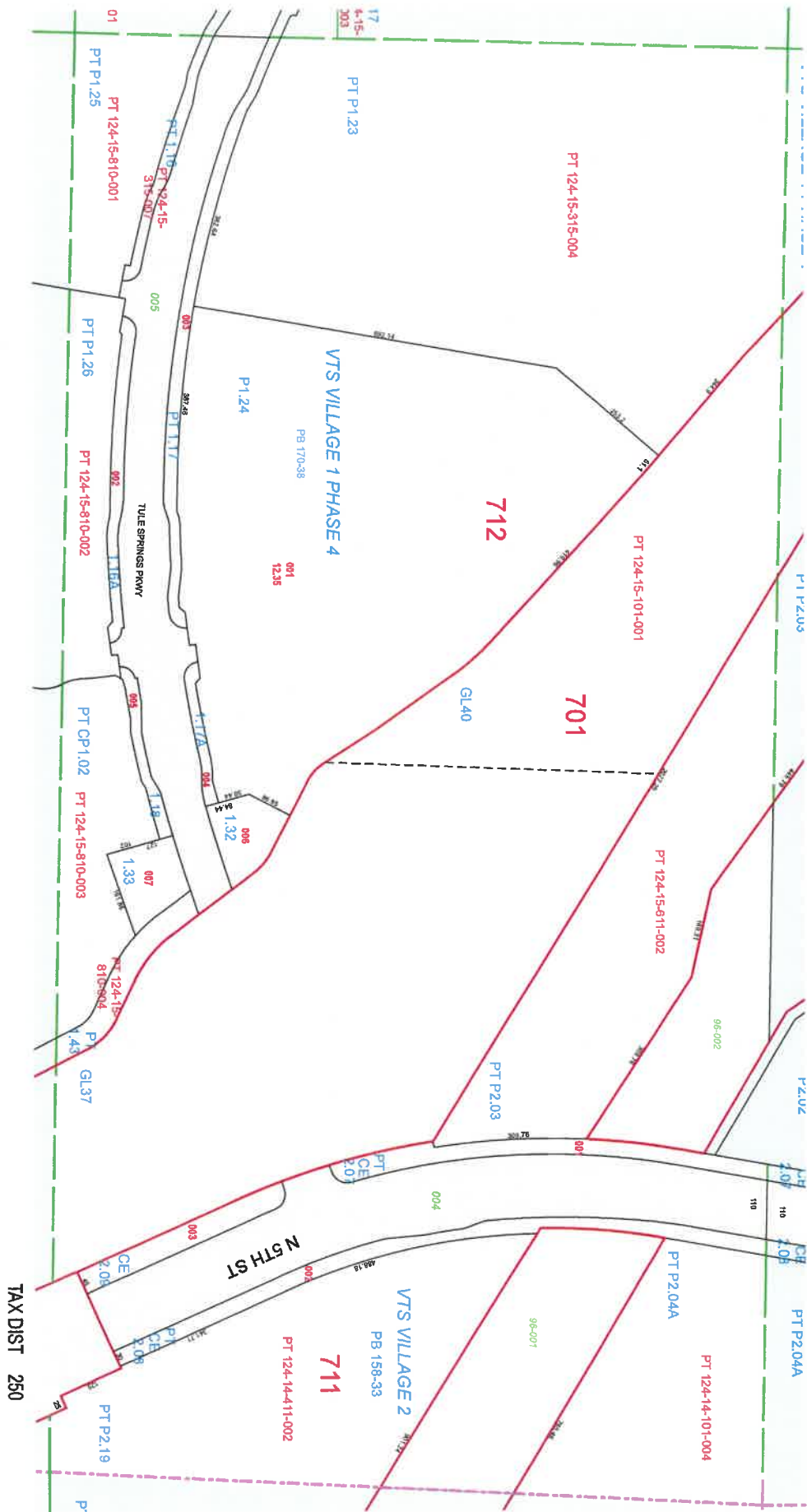
T19S R61E

|     |     |     |
|-----|-----|-----|
| 100 | 101 | 102 |
| 125 | 124 | 123 |
| 138 | 139 | 140 |

Scale: 1" = 200'

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

|     |       |  |   |   |
|-----|-------|--|---|---|
| MAP | N2SE4 |  |   |   |
| 8   | 4     |  | 8 | 4 |
| 5   | 1     |  | 5 | 1 |
| 6   | 2     |  | 6 | 2 |
| 7   | 3     |  | 7 | 3 |
| 8   | 4     |  | 8 | 4 |
| 5   | 1     |  | 5 | 1 |

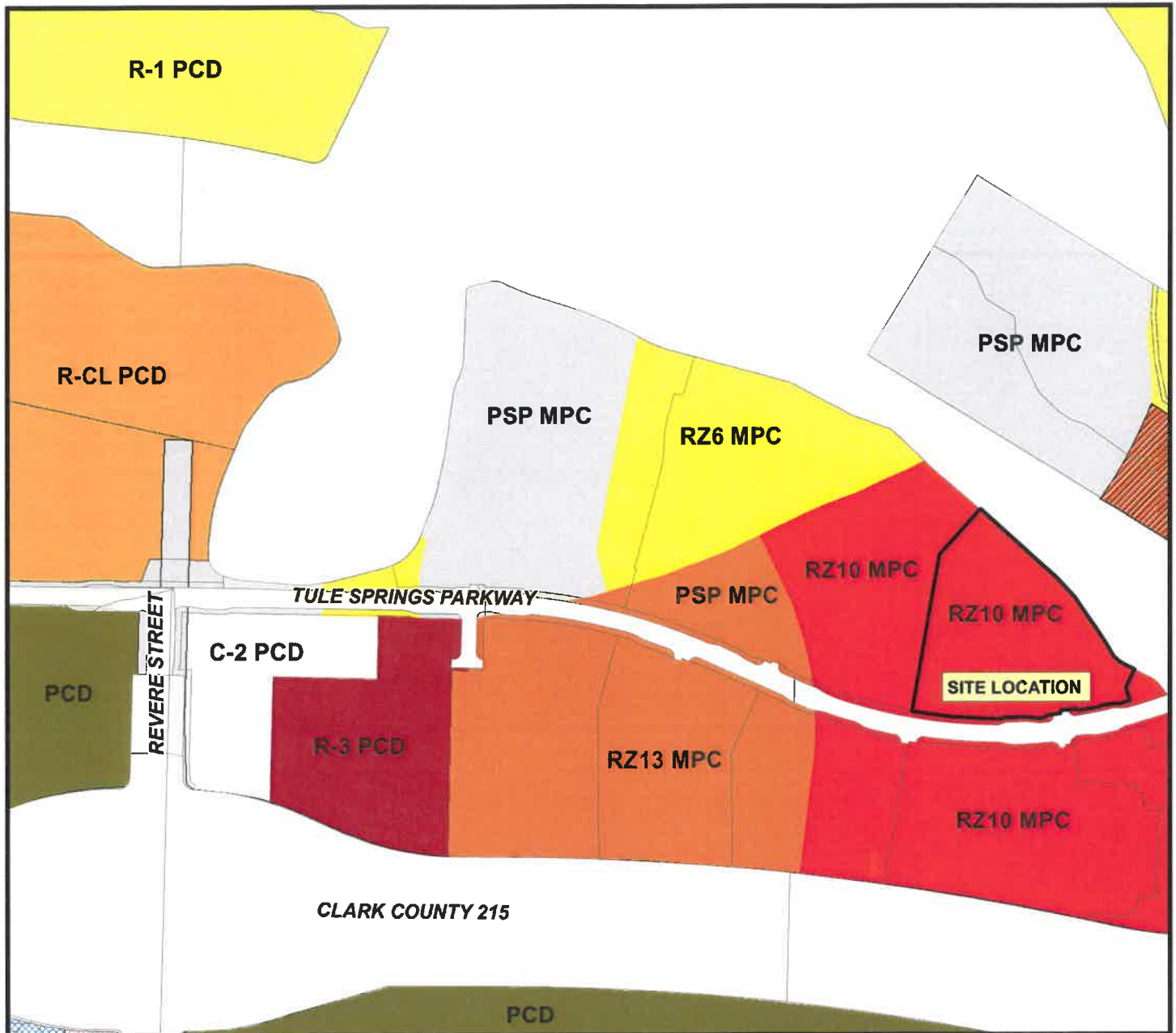


TAX DIST 250



# THE CITY OF NORTH LAS VEGAS

## Location & Zoning Map



0 150300 600 900 1,200 1,500 1,800 2,100 2,400 2,700 3,000 3,300 3,600 3,900 Feet

Applicant: D. R Horton, Inc  
Application Type: Property Reclassification  
Request: From RZ10 MPC (Residential Zone up to 10 du/ac Master Planned Community)  
to R-CL PCD (Medium Density Residential Planned Community District)  
Project Info: North of Clark County 215 and approximately 3,200 feet  
east of Revere Street and Tule Springs Parkway  
Case Number: ZN-13-2023

09/06/2023

