

**KAEMPFER
CROWELL**

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March 2, 2021

Via email:

eastmanr@cityofnorthlasvegas.com

City of North Las Vegas Planning Department

Attn: Robert Eastman

2250 Las Vegas Blvd. North

North Las Vegas, Nevada 89030

Re: Justification Letter for Major Modification and related applications in Valley Vista Parcel 1.1

Dear Robert:

As you know, our office represents the Master Developer, DR Horton, for the master planned community of Valley Vista. In June of 2014, the original master planned community of Park Highlands was split into two separate master planned communities known at the time as Park Highlands West (now Valley Vista) and Park Highlands East (now the Villages at Tule Springs). The property owners for Parcel 1.1, located at the southeast corner of Grand Teton and Decatur, did not sign the Amended and Restated Development Agreement ("ARDA") in 2014 creating Valley Vista. Today, DR Horton is in escrow to purchase Parcel 1.1 and would like to formally incorporate it into the master planned community of Valley Vista. The request is that the incorporation of Parcel 1.1 would only be effective upon DR Horton's close on the land.

A. Major Modification to Annex Parcel 1.1 into Valley Vista, Change the Land Use Plan, and Incorporate Certain Allowed Commercial Uses

Please consider the applicant's request for a Major Modification to add Parcel 1.1 into Valley Vista. The applicant intends to develop the hard corner as commercial, but it would like to amend the Land Use Plan to allow Residential High on the remainder of the parcel as shown on the attached revised Land Use Plan. The Residential High category will allow up to 25 units per acre. On the future commercial portion, the applicant is asking that the previously allowed commercial uses within Parks Highlands on Parcel 1.1 be incorporated herein as well. Those permitted uses are listed below.

Parcel 1.1 Permitted Uses

Automobile Washing Establishment, drive through, self-service or hand wash

Banks

Convenience Food Restaurant

Convenience Store with gas pumps

Mini Warehousing

**Supper Club
Tavern/Restaurant**

The plan has always been to allow the above uses on Parcel 1.1. The surrounding neighborhood has been on notice of these allowed uses for many years, so it makes sense to carry these uses over as part of this Major Modification. The surrounding Residential High also makes sense as a transitional zoning from the intense commercial into the lower density single family homes within Valley Vista.

B. Zone Change to MPC RZ25

In addition to the request for a Major Modification, the applicant is requesting a zone change to MPC RZ25 to allow the development of attached residential at approximately 15 units per acre. Again, this zoning designation is appropriate and compatible with the Valley Vista master plan and the surrounding area considering the planned commercial uses on the hard corner of Grand Teton and Decatur. This zoning category will act as a good transition from the commercial zoning to the single family residential in Valley Vista.

C. Tentative Map

Concurrent with the major modification and zone change, the applicant is requesting approval of a tentative map on the residential portion of Parcel 1.1. The applicant is proposing a single family attached project with gated access points on both Decatur and Grand Teton. The overall acreage of the residential portion is 16.49 acres and the proposed density is 14.92 units per acre. There is ample open space within the gated community with 80,923 square feet where 67,850 square feet is required. There is also ample parking with 553 parking spaces proposed. The attached single family will be a good addition to Valley Vista with the future commercial development on the hard corner to follow.

Thank you for your kind consideration of our request. Please contact me if you have any questions.

Very truly yours,

KAEMPFER CROWELL

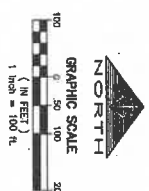
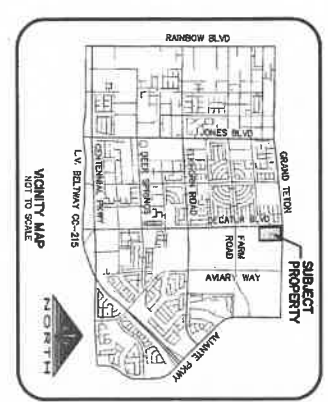
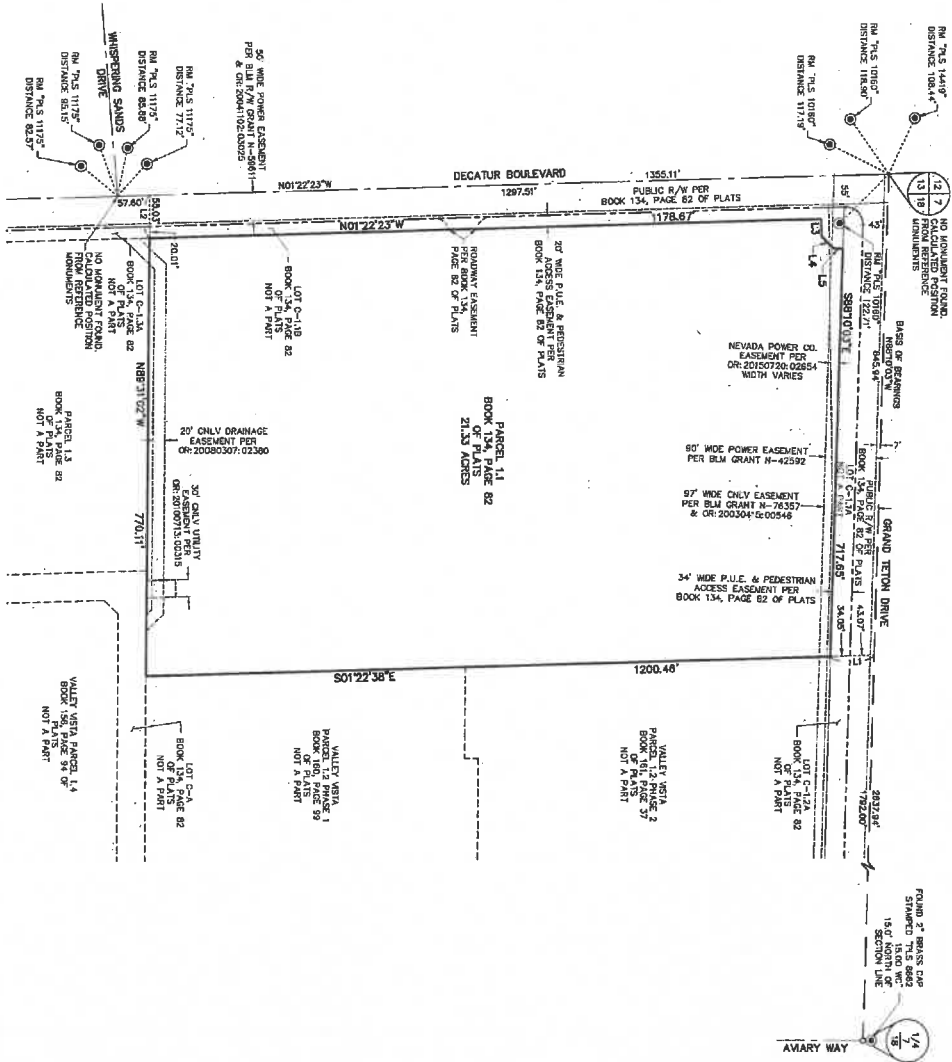


Stephanie H. Allen

SHA/adb

OF PARCEL 1.1 OF THE FINAL MAP OF PROJECT "O" WEST PARCEL ON
FILE IN BOOK 134, PAGE 82 OF PLATS, LYING WITHIN THE NORTHWEST QUARTER (NW 1/4)
OF SECTION 18, TOWNSHIP 19 SOUTH, RANGE 61 EAST, M.D.M.,
CITY OF NORTH LAS VEGAS, CLARK COUNTY, NEVADA

BOUNDARY MAP



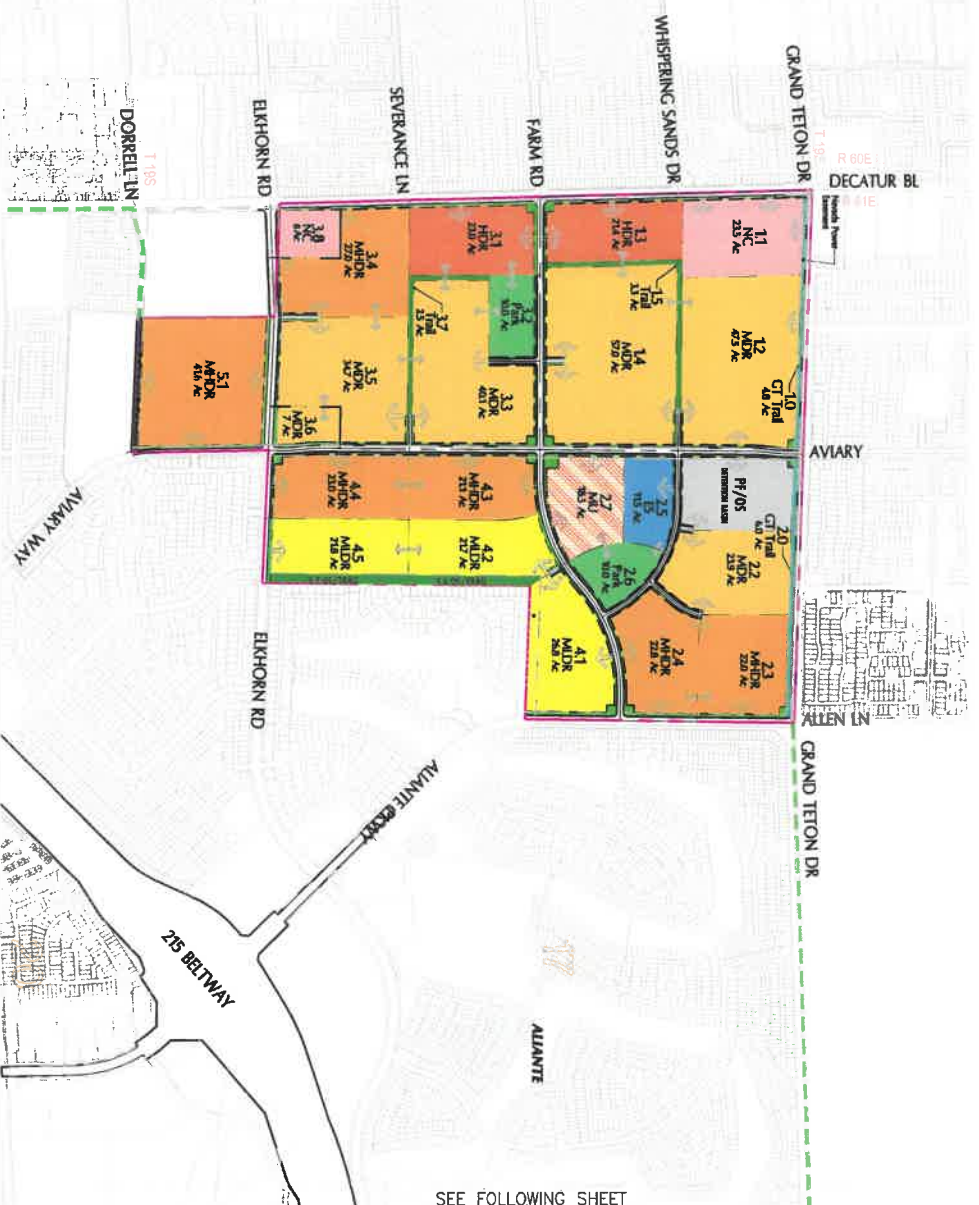
LEGEND

- BOUNDARY LINE
- SECTION LINE
- RIGHT-OF-WAY LINE
- STREET CENTRLINE
- ACCESSORY PARCEL LINE
- EASEMENT LINE
- FOUND MONUMENTATION AS DESCRIBED
- NO MONUMENT FOUND, CALCULATED
- OF PLATS FOR BOOK 134, PAGE 82
- LINE NUMBER
- RIGHT-OF-WAY
- F/W
- OFFICIAL RECORDS, CLARK COUNTY
- RM
- REFERENCE MONUMENT

LINE	BEARING	LENGTH
L1	S01°22'38"E	771.17'
L2	N01°22'23"W	78.64'
L3	N89°37'27"E	30.88'
L4	N43°34'27"E	30.00'
L5	N01°22'23"W	18.88'

NOTES

1. NORTH ARROW WEST, BEING THE BEARING OF THE NORTH LINE OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 18, TOWNSHIP 19 SOUTH, RANGE 61 EAST, M.D.M., AS SHOWN BY MAP RECORDED IN THE OFFICE OF THE CLARK COUNTY, NEVADA RECORDER IN BOOK 134, PAGE 82 OF PLATS.



SEE FOLLOWING SHEET

LEGEND

- PROJECT BOUNDARY - 400' AROUND CROSS
- ML MEDIUM-LOW DENSITY (UP TO 6 DU/AC)
- M MEDIUM DENSITY (UP TO 10 DU/AC)
- MH MEDIUM-HIGH DENSITY (UP TO 15 DU/AC)
- H HIGH DENSITY (UP TO 25 DU/AC)
- MU MEDIUM USE (UP TO 50 DU/AC)
- NC NEIGHBORHOOD COMMERCIAL
- ES ELEMENTARY SCHOOL
- PS PUBLIC FACILITY / OPEN SPACE
- TR TRAIL CORRIDOR
- PO POCKET PARK / MONUMENT AREA
- STREETScape
- PROPOSED PEDESTRIAN OR NEIGHBORHOOD CONNECTION

ALLANTE BOUNDARY



2,675-ACRE MASTER-PLANNED COMMUNITY

NOVEMBER 2005 LAND INVESTORS, LLC / D R H I, INC

Carter :: Burgess
 Consultants in Planning, Engineering,
 Construction Management, and Real Estate Services
 6000 Burnside Road, Suite 200
 Dallas, Texas 75226
 (214) 343-4400 Fax: (214) 343-4405

LAND USE CONCEPT
WEST PARCEL

FIGURE
L01

0 300 600 1200
1" = 1200'

March 31, 2006

NOTES

This map is for assessment use only and does NOT represent a survey.

No liability is assumed for the accuracy of the data obtained 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/FETCH WHEN MAP REDUCED FROM 1:12.5 ORIGINAL.

100 200 400 600 800

MAP LEGEND

- PARCEL BOUNDARY
- SUB BOUNDARY
- PAID BOUNDARY
- ROAD EASEMENT
- RIGHT OF WAY PCL
- MASTON / LEADER LINE
- HISTORIC LOT LINE
- HISTORIC SUB BOUNDARY
- SECTION LINE
- CONDOMINIUM UNIT
- AIR SPACE PCL
- RIGHT OF WAY PCL
- SUB-SURFACE PCL
- 202 PARCEL SUBSIDED NUMBER
- 1500 ACREAGE
- 5 BLOCK NUMBER
- 5 LOT NUMBER
- GLS 90V LOT NUMBER

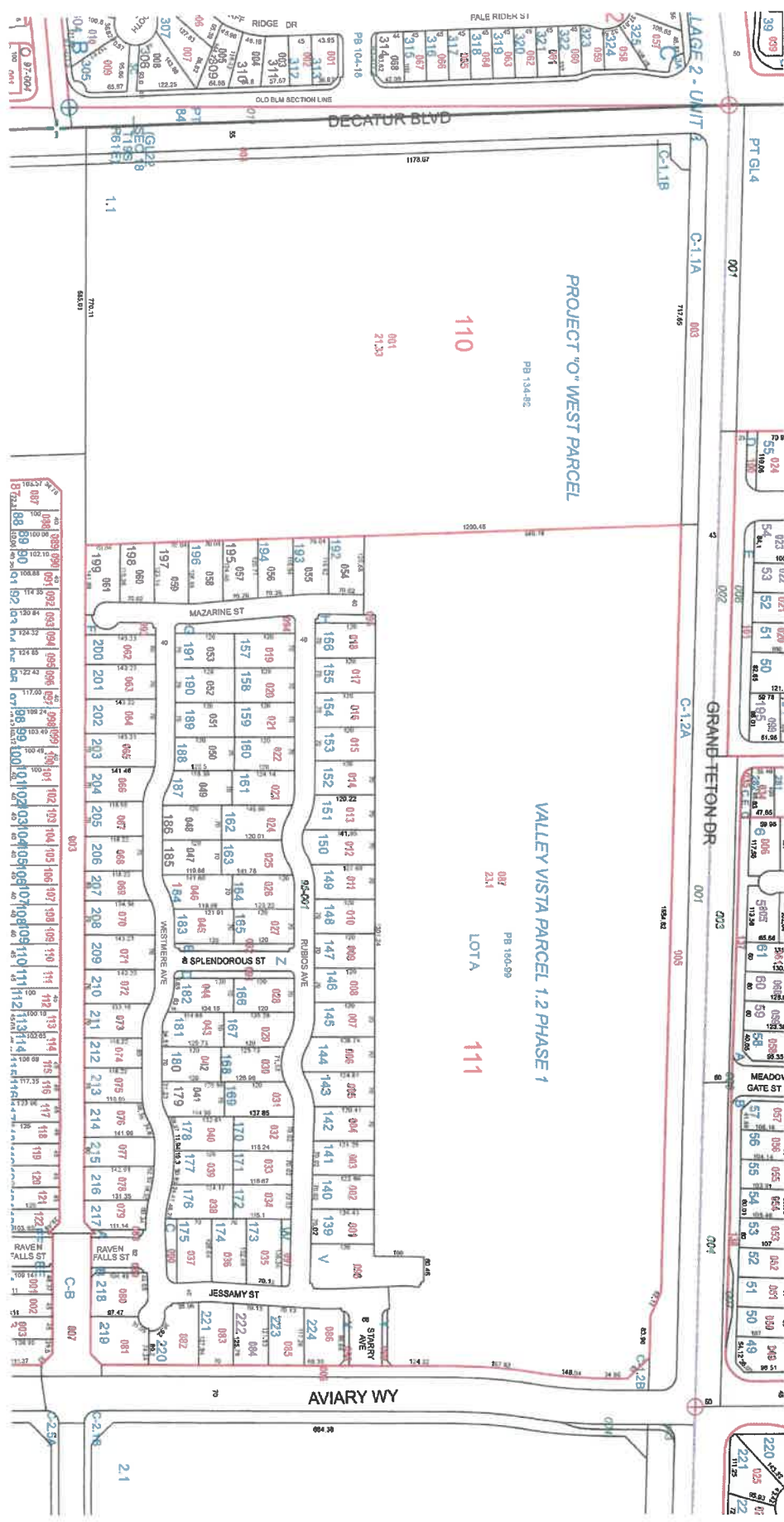
ASSESSOR'S PARCELS - CLARK COUNTY, NV.

Briana Johnson - Assessor

T19S R61E	SEC	N 2 NW 4	124-18-1
18	18	1	1

18	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
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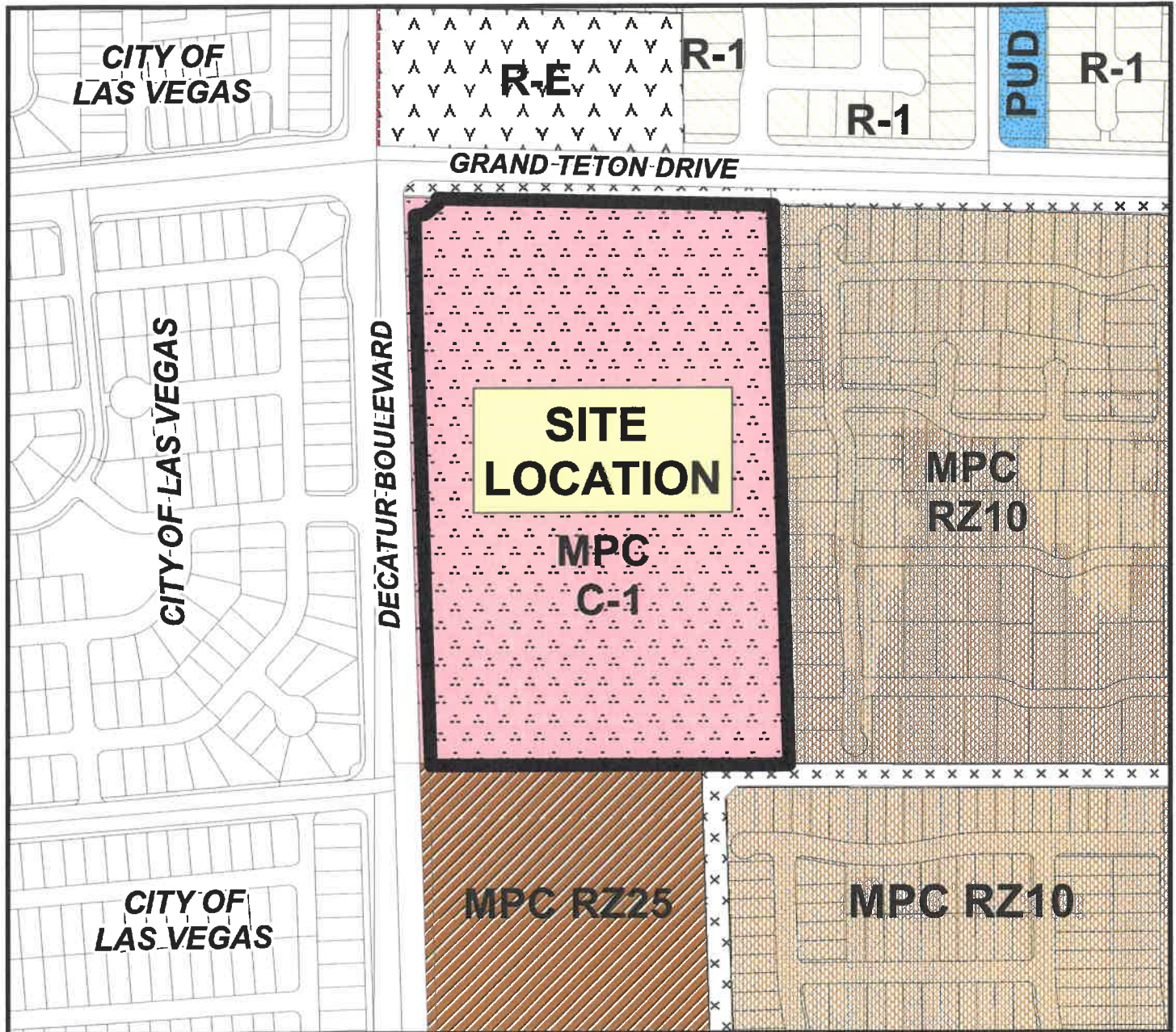


TAX DIST 250



THE CITY OF NORTH LAS VEGAS

Location & Zoning Map



Applicant: DR Horton, Inc.
Application Type: Property Reclassification
Request: From MPC C-1 (Master Planned Community Neighborhood Commercial Zone) to MPC RZ-25 (Master Planned Community Residential Zone up to 25 du/ac)
Project Info: Southeast corner of Grand Teton Drive and Decatur Boulevard
Case Number: ZN-06-2021

3/24/2021

