

**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.

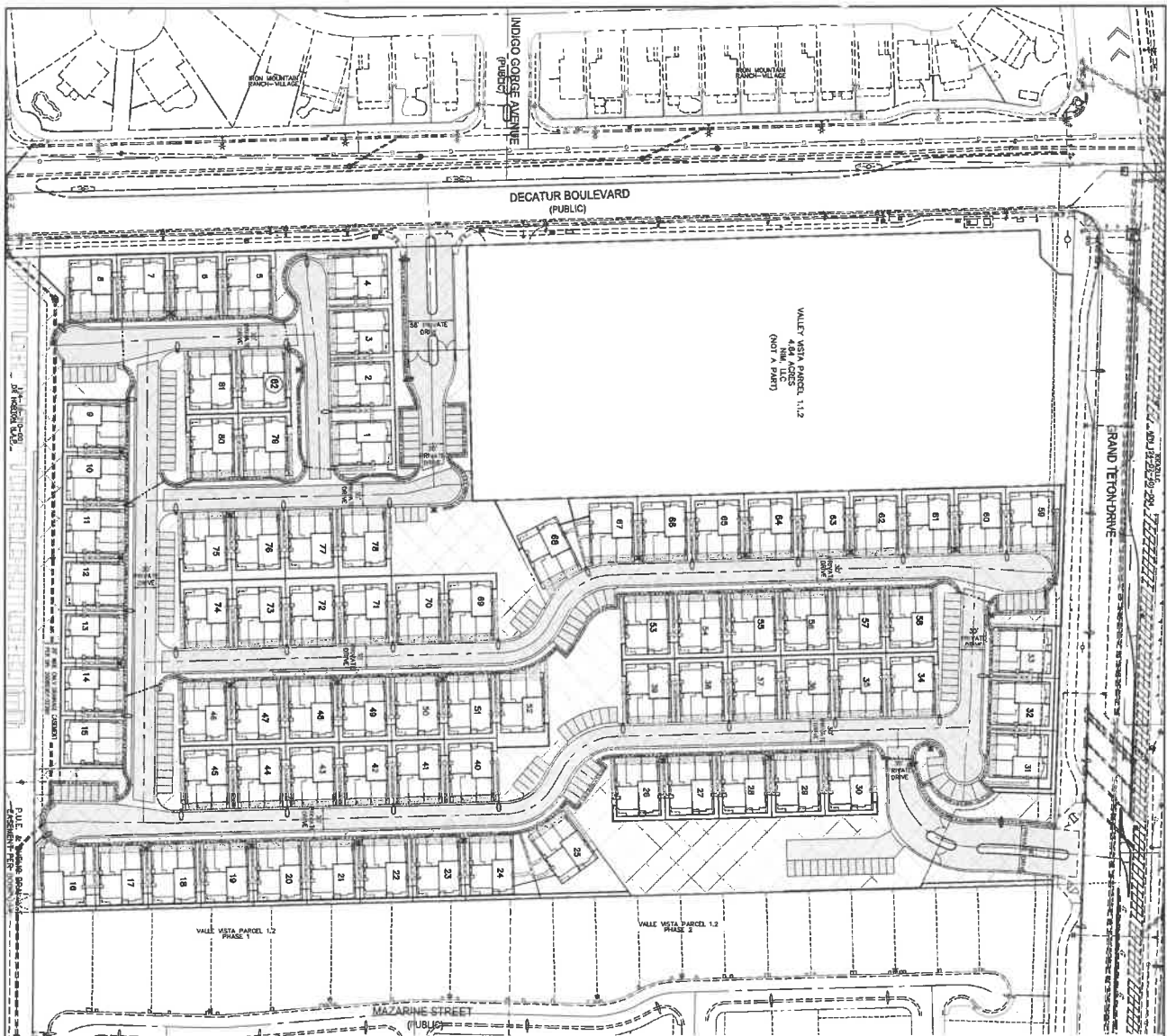
Very truly yours,

KAEMPFER CROWELL

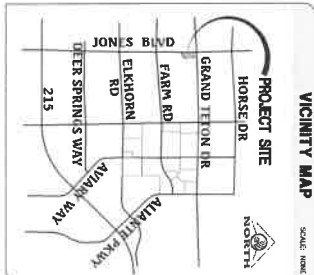


Stephanie H. Allen

SHA/adb



TOTAL: 82 BLDGS
246 UNITS
16.49 ACRES
14.92 DU/AC

**VICINITY MAP**

LEGEND

<p>WOODEN TUBULAR AREA WOOD CHAIN CARRIER</p> <p>WOODEN TUBULAR AREA WOOD CHAIN CARRIER</p>	<p>WOODEN TUBULAR AREA WOOD CHAIN CARRIER</p> <p>WOODEN TUBULAR AREA WOOD CHAIN CARRIER</p>	<p>WOODEN TUBULAR AREA WOOD CHAIN CARRIER</p> <p>WOODEN TUBULAR AREA WOOD CHAIN CARRIER</p>	<p>WOODEN TUBULAR AREA WOOD CHAIN CARRIER</p> <p>WOODEN TUBULAR AREA WOOD CHAIN CARRIER</p>
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NOTE

1. HATCHED SIDEWALKS ALONG ONE SIDE OF DRIVE ISLE.
2. PROVIDE PEDESTRIAN ACCESSABILITY-ALL ADA RAMPS ARE DESIGNED PER ONLY STANDARDS.
3. TRASH ENCLOSURES-INDIVIDUAL.
4. DIRECTORIES - ONE AT EACH ENTRANCE.
5. BUILDING ARE ALL EQUAL SIZE 6664 SQ INCLUDING GARAGES
6. ALL INTERIOR PRIVATE DRIVE ISLES ARE PUE & PUBLIC DRAINAGE EASEMENT
- 7.

PARKING ANALYSIS

PARKING PROVIDED:	
142 SPACES	
419 SPACES	
503 SPACES	
TOTAL PARKING SPACES PROVIDED	

OPEN SPACE ANALYSIS

OPEN SPACE PROPORTION		OPEN SPACE PROPORTION	
ACTIVE OPEN SPACE PER UNIT	14.82	ACTIVE OPEN SPACE PER UNIT	14.82
TOTAL OPEN SPACE PER UNIT	30.60/80	TOTAL OPEN SPACE PER UNIT	30.60/80
PASSIVE OPEN SPACE PER UNIT	15.78	PASSIVE OPEN SPACE PER UNIT	15.78
TOTAL PASSIVE OPEN SPACE PER UNIT	30.70/80	TOTAL PASSIVE OPEN SPACE PER UNIT	30.70/80
TOTAL COMMON OPEN SPACE PER UNIT	27.68/80	TOTAL COMMON OPEN SPACE PER UNIT	27.68/80
TOTAL COMMON OPEN SPACE PER UNIT	67.95/80	TOTAL COMMON OPEN SPACE PER UNIT	67.95/80
OPEN SPACE PROPORTION		OPEN SPACE PROPORTION	
ACTIVE OPEN SPACE PER UNIT	23.13/80	ACTIVE OPEN SPACE PER UNIT	23.13/80
TOTAL ACTIVE OPEN SPACE PER UNIT	50.23/80	TOTAL ACTIVE OPEN SPACE PER UNIT	50.23/80
PASSIVE OPEN SPACE PER UNIT	12.52/80	PASSIVE OPEN SPACE PER UNIT	12.52/80
TOTAL PASSIVE OPEN SPACE PER UNIT	24.61/80	TOTAL PASSIVE OPEN SPACE PER UNIT	24.61/80
TOTAL COMMON OPEN SPACE PER UNIT	14.37/80	TOTAL COMMON OPEN SPACE PER UNIT	14.37/80
TOTAL COMMON OPEN SPACE PER UNIT	38.97/80	TOTAL COMMON OPEN SPACE PER UNIT	38.97/80

DR HORTON
VALLEY VISTA 1.1
SITE PLAN



Triton
Engineering

6757 West Charleston Boulevard
Suite B
Las Vegas, Nevada 89146

Office: (702) 254-1430
Fax: (702) 254-3662
www.trilioneng.com

DATE :	01/05/21
PM :	K. YAMADA
DRAWN BY :	
DESIGNED BY :	
CHECKED BY :	
ADA CHECKED :	
JOB NO. :	
SCALE :	1"=50'

NO.	DESCRIPTION
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DATE	APPT
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LEGEND

- PROJECT BOUNDARY - 500' AROUND CORNER
- ML MEDIUM-DENSITY (UP TO 6 DU/AC)
- M MEDIUM-DENSITY (UP TO 10 DU/AC)
- MH MEDIUM-HIGH DENSITY (UP TO 20 DU/AC)
- H HIGH DENSITY (UP TO 35 DU/AC)
- MU MEDIUM USE (UP TO 30 DU/AC)
- NC NEIGHBORHOOD COMMERCIAL
- ES ELEMENTARY SCHOOL
- PARK
- GRAND TETON TRAIL
- PUBLIC FACILITY / OPEN SPACE
- TRAIL CORRIDOR
- POCKET PARK / MONUMENT AREA
- STREETSCAPE
- PROPOSED ENTRY LOCATION
- PROPOSED PEDESTALIAN OR NEIGHBORHOOD CONNECTION

ALAYANTE 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 Financial Services
6000 Westside Blvd. #400
Dallas, Texas 75206
TEL: 972-440-4000 FAX: 972-440-4004

LAND USE CONCEPT WEST PARCEL



March 31, 2006

FIGURE
L01

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/FEET WHEN MAP REDUCED FROM 1:1171 ORIGINAL.

MAP LEGEND

- PARCEL BOUNDARY
- SUB BOUNDARY
- PAID BOUNDARY
- ROAD EASEMENT
- MATCH / LEADER LINE
- HISTORIC LOT LINE
- HISTORIC SUB BOUNDARY
- SECTION LINE
- CONDOMINIUM UNIT
- AIR SPACE PCL
- RIGHT OF WAY PCL
- SUBSURFACE PCL
- 001 PARCEL NUMBER
- 1000 ACRES
- 202 PARCEL SUBSID NUMBER
- PB 24-45 PLAT RECORDING NUMBER
- 5 LOT NUMBER
- 45.5 GOV. LOT NUMBER

ASSESSOR'S PARCELS - CLARK COUNTY, NV.

Briana Johnson - Assessor

T19S R61E

18

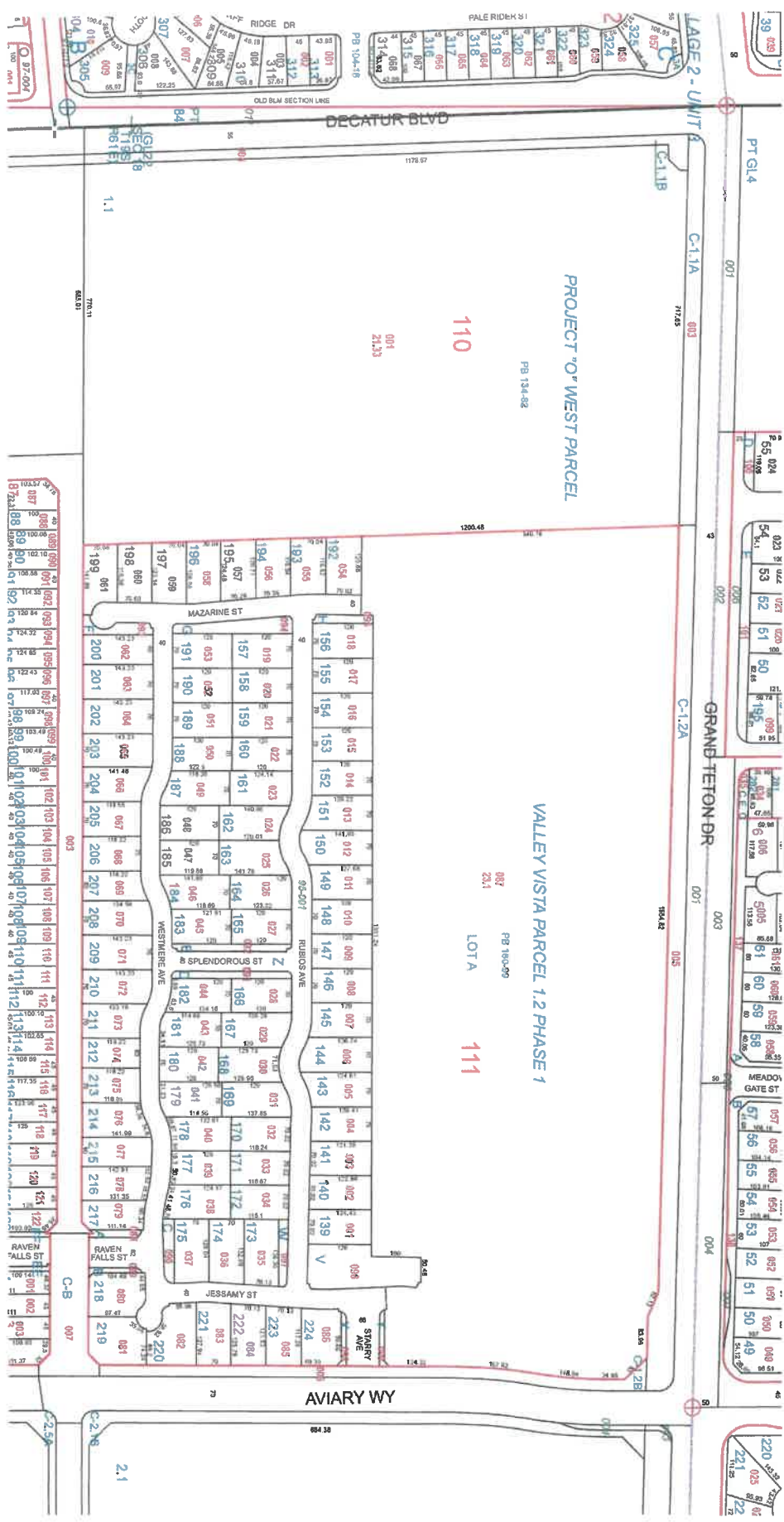
N 2 NW 4

124-18-1

Rev: 1/30/2020

Scale: 1" = 200'

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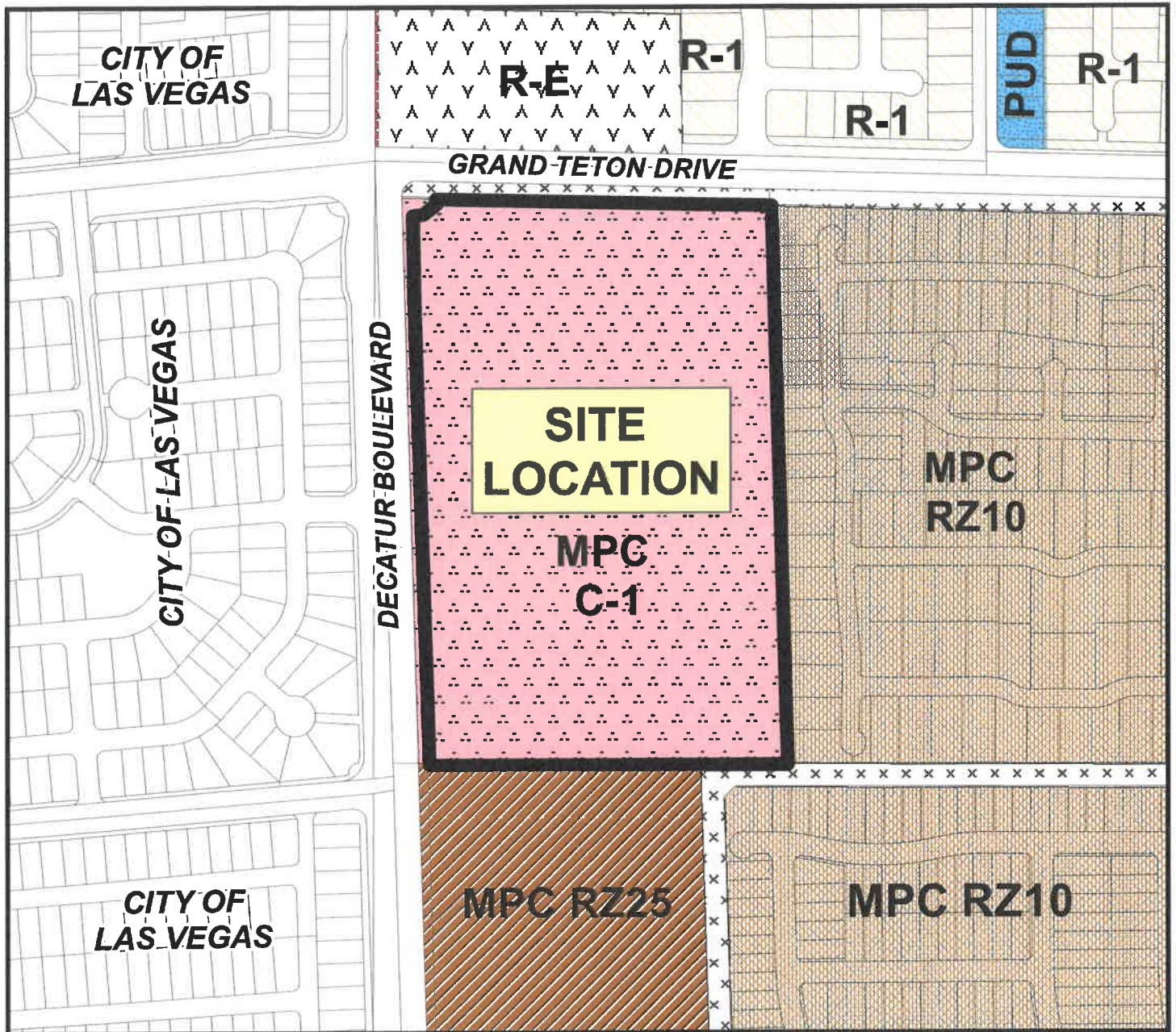


TAX DIST 250



THE CITY OF NORTH LAS VEGAS

Location & Zoning Map



Applicant: D.R. Horton, Inc.
 Application Type: Development Agreement
 Request: Major Modification to the Valley Vista Development Agreement to add an approximately 21.3 acre parcel (Parcel 1.1) and amend the land use to allow an approximately 16.5 acres of High Density Residential and 4.8 acres of Neighborhood Commercial
 Project Info: Southeast corner of Grand Teton Drive and Decatur Boulevard
 Case Number: DA-02-2021

3/24/2021

