

ORDINANCE NO. 3166

AN ORDINANCE OF THE CITY OF NORTH LAS VEGAS, NEVADA AMENDING ORDINANCE NOS. 2711, 2267, 2746, 2757 AND 2891 AMENDING THE DEVELOPMENT AGREEMENT FOR THE VILLAGES AT TULE SPRINGS (DA-03-2022, TULE SPRINGS) BETWEEN THE CITY OF NORTH LAS VEGAS AND KBS SOR PARK HIGHLANDS LLC; AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO.

WHEREAS, pursuant to Nevada Revised Statute section 278.0201, the City Council of the City of North Las Vegas enacted North Las Vegas Municipal Code section 15.56 providing for the utilization of development agreements to regulate land development within the incorporated boundaries of the City of North Las Vegas; and

WHEREAS, on May 20, 2015, the City of North Las Vegas adopted Ordinance No. 2711 which amended Ordinance No. 2267 regarding a certain Development Agreement by and between the City of North Las Vegas and Crescent Bay Development Services for the development that is commonly known as the Villages at Tule Springs; and

WHEREAS, Crescent Bay Development Services has been replaced by Owner with KBS SOR Park Highlands TRS LLC ("Master Developer") pursuant the Development Agreement; and

WHEREAS, KBS SOR Park Highlands TRS LLC ("Master Developer") has assigned the obligations and authority of "Village Developer" to DR Horton pursuant the Development Agreement; and

WHEREAS, the City Council, Master Developer, and Village Developer desire to amend such agreement pursuant to the terms of NRS 278.0205 and do mutually consent to an amendment pursuant to the changes herein:

NOW THEREFORE, the City Council of the City of North Las Vegas does ordain:

SECTION 1: The Development Agreement by and between the City of North Las Vegas and KBS SOR Park Highlands TRS LLC approved and adopted pursuant to City of North Las Vegas Ordinance Nos. 2711, 2746, 2757, and 2891 shall be hereby amended as provided by the exhibit attached hereto. Attachment "A" provides a revised Village 1 Land Use Plan; Parcel Density Cap Table; Village 1 Wall Master Plan; Village 1 Monumentation Location Plan; and Village 1 Wall Design that shall be added to the exiting Development Agreement, Development Standards and Parks and Trails Agreement.

SECTION 2: The Development Agreement by and between the City of North Las Vegas and KBS SOR Park Highlands TRS LLC approved and adopted pursuant to City of North Las Vegas Ordinance Nos. 2711, 2746, 2757, and 2891 shall be hereby amended as

provided by the exhibit attached hereto. Attachment “B” provides a revised Village 1 Parks; Open Space and Trails Master Plan with the following condition of approval:

1. The Parks, Trails, and Open Space Map shall be amended to add both phases of the Tufa Trail within the National Monument; add a trail node to the common element adjacent to Parcel 1.16; and correctly identify all park and monument areas.

SECTION 2: Except as otherwise provided in the Development Agreement and all other accompanying exhibits, all ordinances, resolutions, and regulations applicable to that certain property which is the subject of the Development Agreement and governing the permitted uses of that land, density and standards for design, improvements and construction are those in effect at the time the Development Agreement is approved and amended from time to time.

SECTION 3: NON-INFRINGEMENT OF RIGHTS. The City Council of the City of North Las Vegas has been informed by the City Attorney’s Office as to the constitutionality of this ordinance and based upon such information we are adopting this ordinance in good faith with a reasonable belief that the actions taken by the City of North Las Vegas are not in violation of any rights, privileges, or immunities secured by the laws providing for equal rights of citizens or persons.

SECTION 4: SEVERABILITY. If any section, paragraph, clause or provision of this ordinance shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause or provision shall in no way affect the validity and enforceability of the remaining provisions of this ordinance.

SECTION 5: REPEALER. All ordinances, parts of ordinances or chapters, sections or paragraphs contained in the North Las Vegas Municipal Code in conflict herewith are hereby repealed.

SECTION 6: EFFECTIVE DATE. This Ordinance shall become effective after its passage by the City Council of the City of North Las Vegas and, after such passage by the City Council, publication once by title in a newspaper qualified pursuant to the provisions of Chapter 238 of NRS, as amended from time to time.

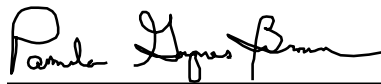
PASSED AND ADOPTED THIS 18th day of January, 2023.

AYES: Mayor Goynes-Brown; Mayor Pro Tempore Black; Council Members Barron, Cherchio, and Garcia-Anderson

NAYS: NONE

ABSENT: NONE

APPROVED:



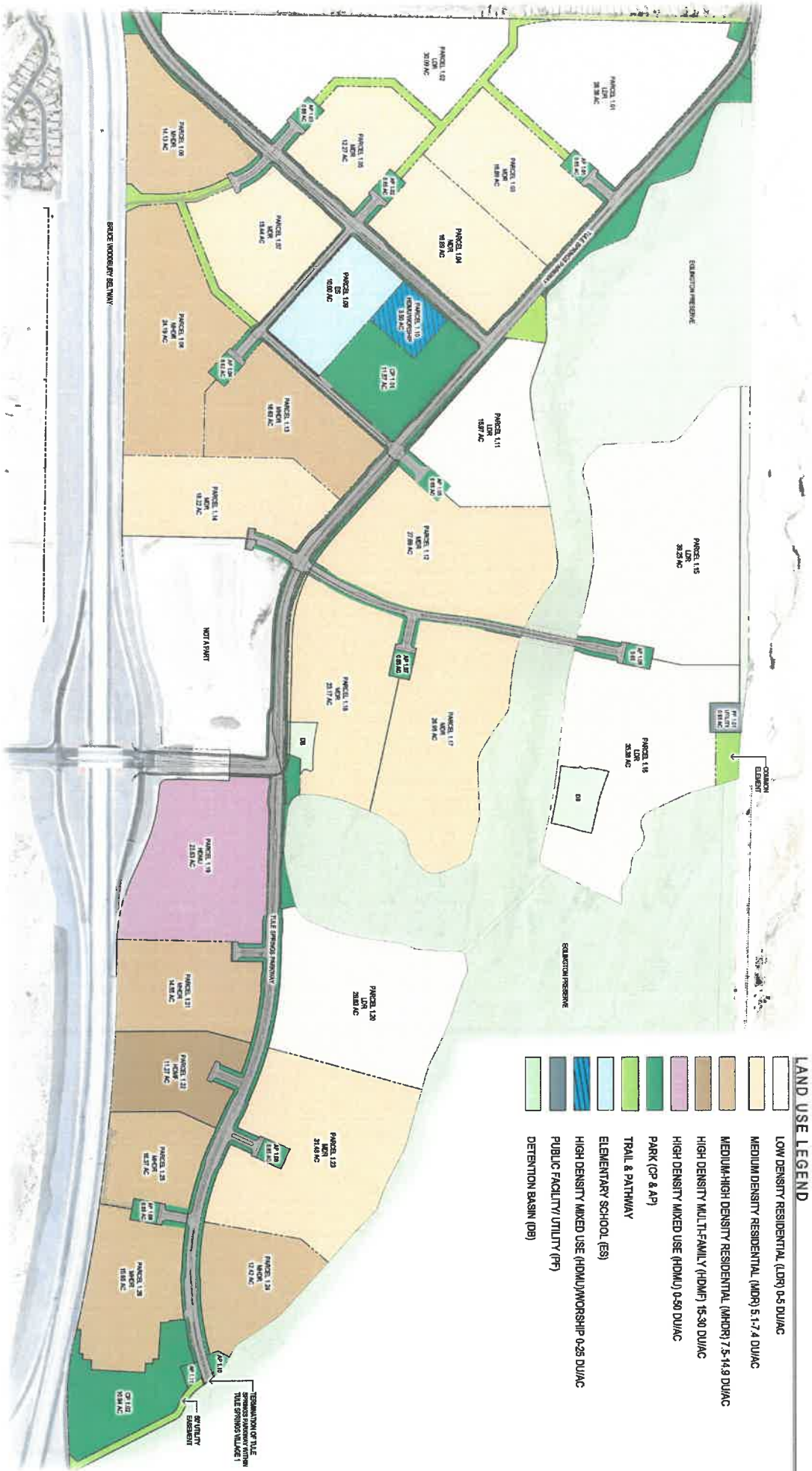
PAMELA A. GOYNES-BROWN, MAYOR

ATTEST:



JACKIE RODGERS, CITY CLERK

ATTACHMENT "A"



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
	1.13	16.63	RES	7.94	132
	1.14	18.22	RES	6.97	127
	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			4,089
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
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
16.63	9.00	150	-18
18.22	9.00	164	-37
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

SYMBOL	DESCRIPTION
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WALL NOTES

1. ACCENT WALL TO OCCUR AT LOTS ALONG TULE SPRINGS

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America's Builder

EXHIBIT H - Village 1 - Wall Master Plan



ABLA

America's Builder

EXHIBIT K - Village 1 - Monumentation Location Plan



441-200-1000 FAX 441-200-1001

AB LA

KEYNOTES

- 1 FINISHED GRADE
- 2 SLUMP BLOCK (8" X 8" X 16")
- 3 PRECAST CONCRETE CAP (8" X 2" X 16")
- 4 FINISH: SMOOTH TROWEL FINISH
COLOR: DAVIS COLOR FEWTER 880
- 5 CONCRETE FOOTING
- 6 THEME WALL
- 7 NATURAL STONE VENEER
- 8 CMU BLOCK (8" X 8" X 16")
- 9 2" X 2" TUBE STEEL TOP AND BOTTOM RAILS
- 10 2" SQ. TUBE STEEL POSTS 8'-0" O.C. EMBED INTO CONCRETE FOOTING
- 11 5/8" SQUARE STEEL PICKETS - 4" O.C. MAXIMUM
- 12 NOT USED
- 13 2" SQ. TUBE STEEL POSTS SET IN CONCRETE FOOTING
- 14 1" SQ. TUBE STEEL GATE FRAME
- 15 SELF-CLOSING AND SELF-LATCHING GATE HARDWARE (KEYPAD OR BOTH SIDES)
- 16 CMU MASONRY (6"X8"X16")
- 17 NATURAL STONE VENEER TO EXTEND OVER TOP BLOCK
- 18 ROUNDED MORTAR CAP PAINTED TO MATCH BLOCK
- 19 CONTROL JOINT 24" O.C. TYPICAL

Materials



STONE VENEER LOST CREEK LEDGE



SLUMP BLOCK



BOARD FORMED CONCRETE PLINTH
DAVIS COLOR: FEWTER 880



NEW FENCE POWDER COAT COLOR
TIGER DRYLAC BREGGIA OR EQUIV.



CMU BLOCK - TULE BROWN
CUSTOM COLOR



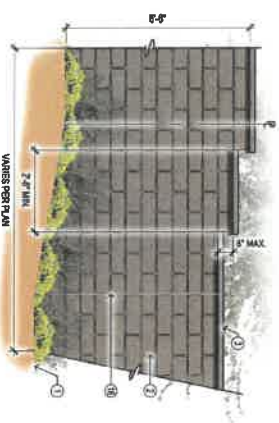
SLUMP BLOCK - TULE BROWN
CUSTOM COLOR



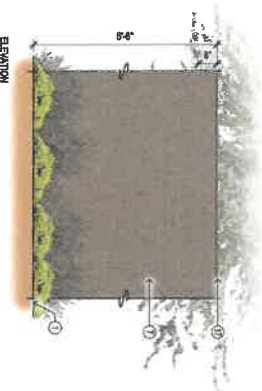
PRECAST CONCRETE CAP



PRECAST CONCRETE CAP
DAVIS COLOR: FEWTER 880



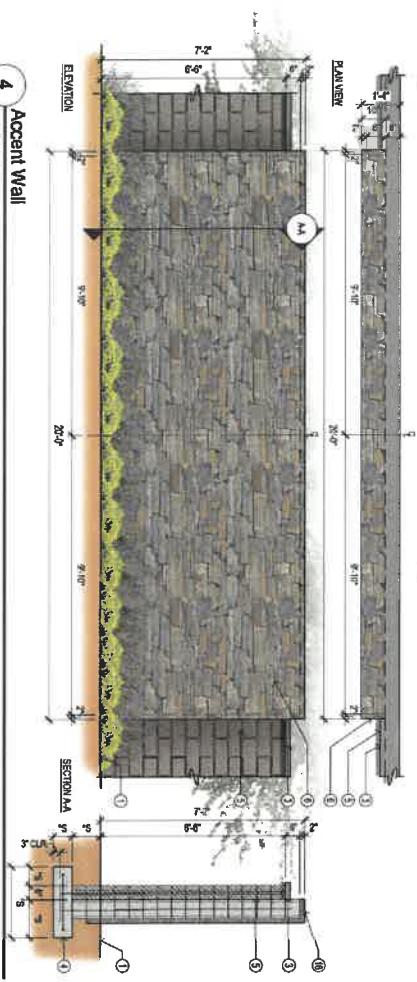
1 Theme Wall
SCALE 1/2"=1'-0"



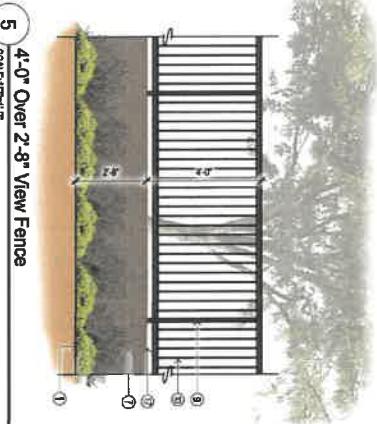
2 Precision Block Wall
SCALE 1/2"=1'-0"



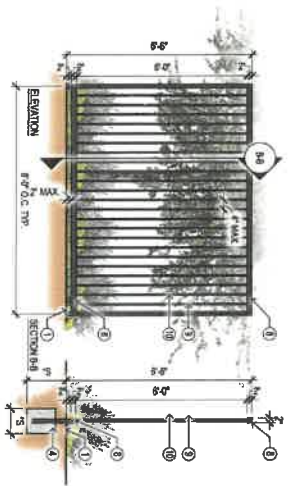
3 Partial View Fence
SCALE 1/2"=1'-0"



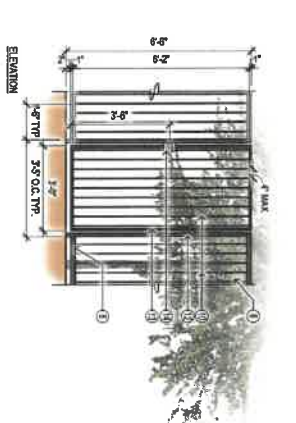
4 Accent Wall
SCALE 1/2"=1'-0"



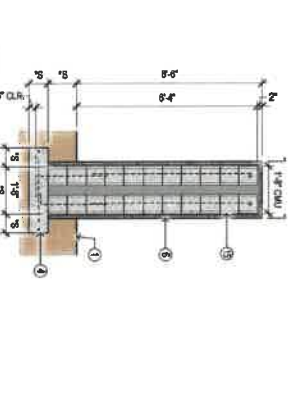
5 4'-0" Over 2'-8" View Fence
SCALE 1/2"=1'-0"



6 Full View Fence
SCALE 1/2"=1'-0"



7 Pedestrian Gate at Full View Fence
SCALE 1/2"=1'-0"



8 Vehicular Gate Column
SCALE 1/2"=1'-0"

ATTACHMENT “B”

