

## CITY OF NORTH LAS VEGAS

### INTEROFFICE MEMORANDUM

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To: Robert Eastman, Planning Manager, Land Development & Community Services  
From: Robert Weible, Land Development Project Leader, Department of Public Works  
Subject: T-MAP-01-2021 **Tule Springs Parcel 3.07**  
Date: February 17, 2021

In addition to the requirement to comply with the *City of North Las Vegas Municipal Code – Titles 15 and 16, 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. Proposed residential driveway slopes shall not exceed twelve percent (12%).
4. All common elements shall be labeled and are to be maintained by the Home Owners' Association.
5. 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.
6. 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.
7. All driveway geometrics shall be in compliance with the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 222.1.
8. 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.
9. The public street geometrics and thickness of the pavement sections will be determined by the Department of Public Works.

10. 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.
11. All lots shall comply with the *City of North Las Vegas Municipal Code* section 16.20.02.B which states: "The side lines of lots shall be approximately at right angles to the street upon which the lot faces, or approximately radial if the street is curved." Compliance will require minor modifications to the current layout.

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>.

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Robert Weible, Land Development Project Leader  
Department of Public Works

PAR1803.000

January 25, 2021

City of North Las Vegas  
Department of Public Works and  
Department of Planning and Development  
2250 Las Vegas Boulevard North, Suite 114  
North Las Vegas, NV 89030

RE: Villages at Tule Springs - Parcel 3.07 Tentative Map  
Assessor's Parcel Number: 124-21-612-099

To Whom It May Concern,

On behalf of our client, Tri Pointe Homes, Westwood Professional Services respectfully submit this Tentative Map application for Parcel 3.07 of The Villages at Tule Springs. The parcel is located at the northeast corner of Deer Springs Way and Gliding Eagle Road. The proposed development consists of approximately 16.81+/- acres with a 117-lot single family residential subdivision, which results in a density of 6.96 dwelling units per acre.

The proposed subdivision will contain a single-family product with a typical lot size of 48-ft x 78-ft. There will be a single entry from Deer Springs Road. The project site meets the development standards set forth by the Second Amended and Restated Development Agreement for The Villages at Tule Springs.

Tri Pointe Homes looks forward to the development of this site within the City of North Las Vegas. This project will provide a good fit with the land use, character, and development within the Planned Community Development District of The Villages at Tule Springs.

If you have any additional comments, or questions, please feel free to contact me at (702) 284-5300.

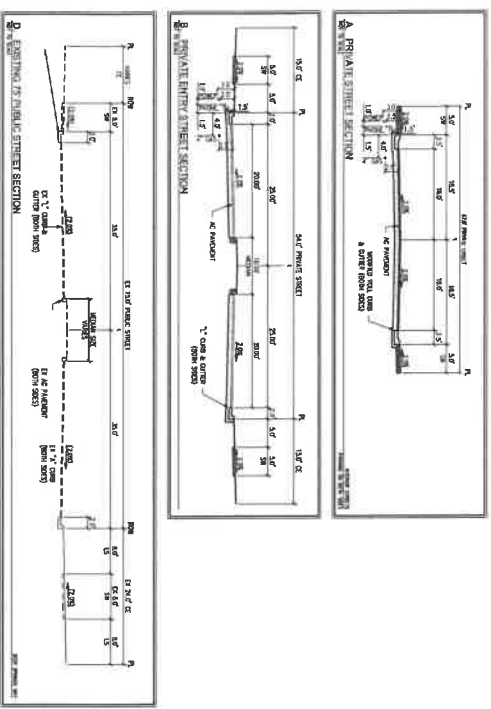
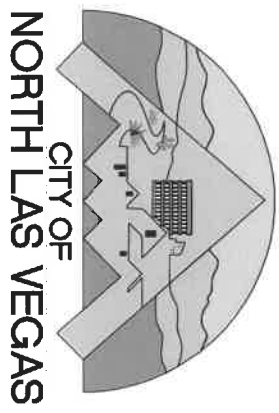
Sincerely,  
Westwood Professional Services



Dan Poll  
Project Manager



# TENTATIVE MAP FOR VILLAGES AT TULE SPRINGS - PARCEL 3.07 A SINGLE FAMILY PROJECT LOCATED IN THE CITY OF NORTH LAS VEGAS, NEVADA APN 124-21-012-099



**LEGAL DESCRIPTION**

THE STANDARD MAP SHOWS THE PROJECT SITE AS BEING THE SOUTHWEST CORNER (SW 1/4) OF SECTION 15, T21S, R12E, S4E, NEVADA COUNTY, NEVADA. THE PROJECT SITE IS BEING THE SOUTHWEST CORNER (SW 1/4) OF SECTION 15, T21S, R12E, S4E, NEVADA COUNTY, NEVADA.

**DEVIATIONS FROM STANDARD**

THE PROJECT SITE IS BEING THE SOUTHWEST CORNER (SW 1/4) OF SECTION 15, T21S, R12E, S4E, NEVADA COUNTY, NEVADA. THE PROJECT SITE IS BEING THE SOUTHWEST CORNER (SW 1/4) OF SECTION 15, T21S, R12E, S4E, NEVADA COUNTY, NEVADA.

**OWNER / DEVELOPER INFORMATION**

OWNER: [Name]  
DEVELOPER: [Name]

**ENGINEER INFORMATION**

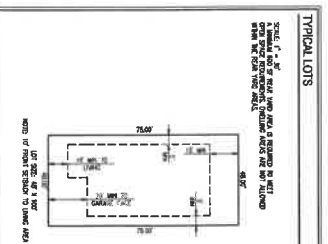
ENGINEER: [Name]  
FIRM: [Name]

**BASIS OF BEARING**

THE PROJECT SITE IS BEING THE SOUTHWEST CORNER (SW 1/4) OF SECTION 15, T21S, R12E, S4E, NEVADA COUNTY, NEVADA. THE PROJECT SITE IS BEING THE SOUTHWEST CORNER (SW 1/4) OF SECTION 15, T21S, R12E, S4E, NEVADA COUNTY, NEVADA.

**BENCHMARK**

THE PROJECT SITE IS BEING THE SOUTHWEST CORNER (SW 1/4) OF SECTION 15, T21S, R12E, S4E, NEVADA COUNTY, NEVADA. THE PROJECT SITE IS BEING THE SOUTHWEST CORNER (SW 1/4) OF SECTION 15, T21S, R12E, S4E, NEVADA COUNTY, NEVADA.



**UTILITY SERVICES BY**

WATER: [Name]  
SEWER: [Name]  
GAS: [Name]  
ELECTRICITY: [Name]

**ESTIMATED AVERAGE DAILY SENIOR CONTRIBUTIONS**

WATER: [Amount]  
SEWER: [Amount]  
GAS: [Amount]  
ELECTRICITY: [Amount]

**SETBACK**

FRONT: [Amount]  
SIDE: [Amount]  
REAR: [Amount]

**SITE DATA**

TOTAL LOT AREA: [Amount]  
TOTAL LOT COAST: [Amount]  
TOTAL LOT COAST: [Amount]  
TOTAL LOT COAST: [Amount]

**PARKING ANALYSIS**

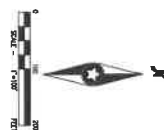
NUMBER OF PARKING SPACES: [Amount]  
NUMBER OF PARKING SPACES: [Amount]  
NUMBER OF PARKING SPACES: [Amount]

**NOTES**

1. THE PROJECT SITE IS BEING THE SOUTHWEST CORNER (SW 1/4) OF SECTION 15, T21S, R12E, S4E, NEVADA COUNTY, NEVADA. THE PROJECT SITE IS BEING THE SOUTHWEST CORNER (SW 1/4) OF SECTION 15, T21S, R12E, S4E, NEVADA COUNTY, NEVADA.

**APPROVALS**

ENGINEER: [Name]  
DATE: [Date]

[illegible]

**Westwood**

Phone (702) 284-5300 5725 W. Badura Ave.  
Fax (702) 284-5399 Suite 100  
Las Vegas, NV 89118  
[www.westwoodps.com](http://www.westwoodps.com)

**Westwood Professional Services, Inc.**



Real Property Management  
1180 Military Tribute Place  
Henderson, NV 89074

## School Development Tracking Form

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

Date Filed 02/05/2021 Application Number T-MAP-000001-2021 Entity NLV

Company Name Westwood Professional Services

Contact Name \_\_\_\_\_

Contact Mailing Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

Phone (702) 284-5300 Mobile \_\_\_\_\_ Fax \_\_\_\_\_ Email \_\_\_\_\_

Project Name Tule Springs Parcel 3.07

Project Description 117 Single-Family Lots

APN's 124-21-612-099

Student Yield	Elementary School	Middle School	High School
Single-Family Units (1) 117	x 0.166 = 19	x 0.093 = 11	x 0.131 = 15
Multi-Family Units (2)	x 0.139 = 0	x 0.065 = 0	x 0.074 = 0
Resort Condo Units (3)			
Total	19	11	15

(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
Duncan ES*	250 W. Rome Blvd	K-5	658	608	1/11/2021
Hayden ES*	150 W. Rome Blvd	K-5	658	706	1/11/2021
Cram MS	1900 W. Deer Springs Way	6-8	1496	1575	1/11/2021
Legacy HS	150 W. Deer Springs Way	9-12	2409	2787	1/11/2021

\* CCSD Comments Hayden ES, Cram MS and Legacy HS are over capacity for the 2020-2021 school year. Hayden ES is at 107.29%, Cram MS is at 105.28% and Legacy HS is at 115.69% of program capacity.  
\*The elementary schools share an attendance boundary.

☐ Approved

☐ Disapproved



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
- 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
- 001 ROAD PARCEL NUMBER
- 001 PARCEL NUMBER
- 100 ACREAGE
- 202 PARCEL SUBSID NUMBER
- PB 24-42 PLAY RECORDING NUMBER
- 5 BLOCK NUMBER
- 5 LOT NUMBER
- 61.5 GOV LOT NUMBER

Scale: 1" = 200'	Rev: 1/8/2019
100 101 102	125 124 123
138 139 140	

Scale: 1" = 200'	Rev: 1/8/2019
100 101 102	125 124 123
138 139 140	

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100 101 102	125 124 123
138 139 140	



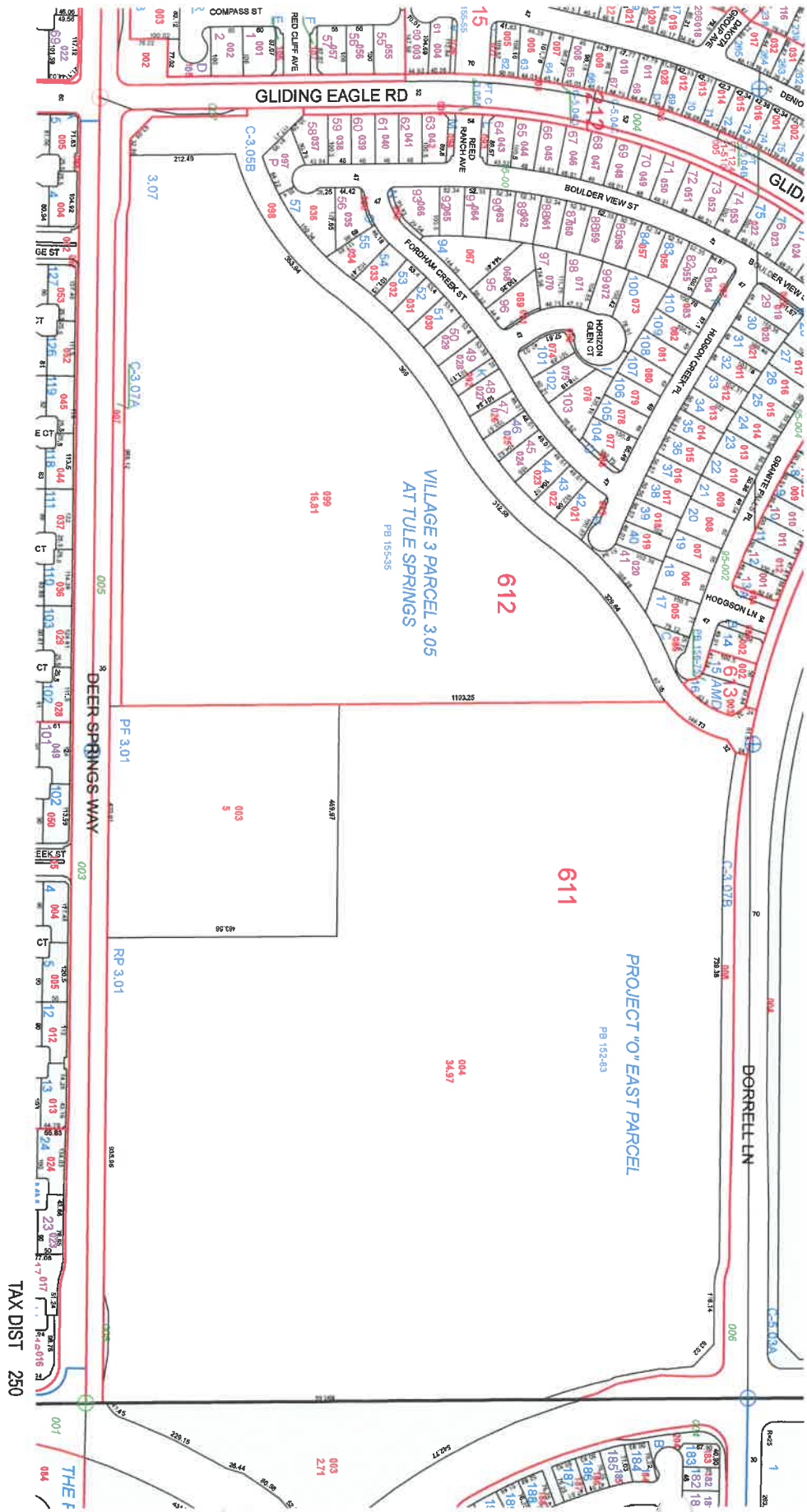
## ASSESSOR'S PARCELS - CLARK COUNTY, NV. Briana Johnson - Assessor

T19S R6E1E

21

S 2 NE 4

124-21-6



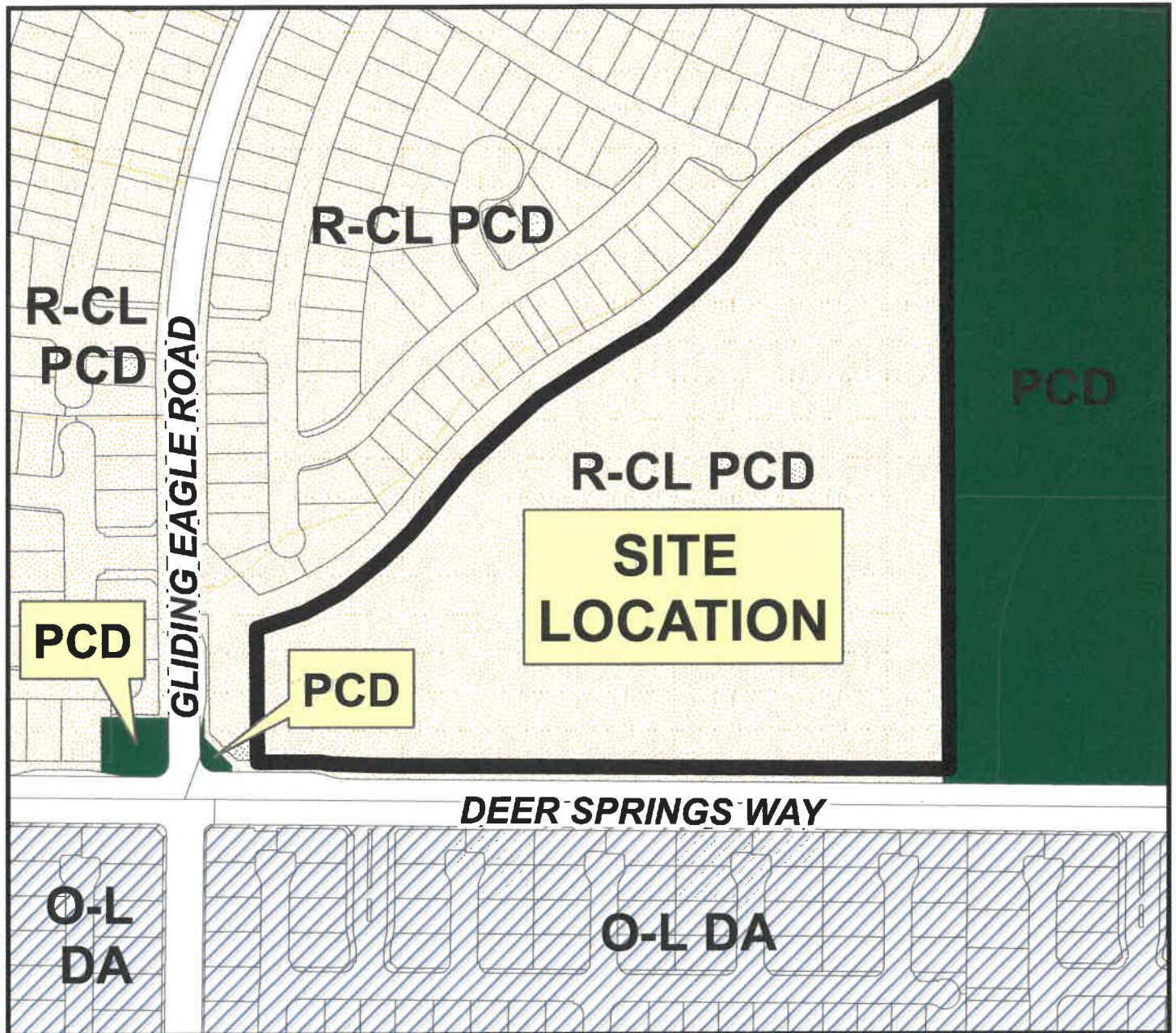
TAX DIST 250





# THE CITY OF NORTH LAS VEGAS

## Location & Zoning Map



Applicant: Tri Pointe Homes  
Application: Tentative Map  
Request: To Allow a 117-Lot, Single-Family Subdivision  
Project Info: Generally the northeast corner of Deer Springs Way and  
Gliding Eagle Road  
Case Number: T-MAP-01-2021

2/3/2021

