

CITY OF NORTH LAS VEGAS

INTEROFFICE MEMORANDUM

To: Robert Eastman, Planning Manager, Land Development & Community Services
From: Duane McNelly, Land Development Coordinator, Department of Public Works
Subject: T-MAP-21-2021 **Villages at Tule Springs – Parcel 1.06**
Date: July 08, 2021

In addition to the requirement to comply with the *City of North Las Vegas Municipal Code* - Titles 15 and 16, the *Development Standards for the Villages at Tule Springs*, 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. Revise the stub street to include a cul-de-sac with a minimum 24 foot back of curb radius.

July 08, 2021

10. All off-site improvements must be completed prior to final inspection of the first home.
11. Dedication and construction of the following streets and/or half streets is required per the *Master Plan of Streets and/or Highways* and *City of North Las Vegas Municipal Code* section 16.24.100:
 - a. Elkhorn Road
12. 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.

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>.



Duane McNelly, Land Development Coordinator
Department of Public Works

CITY OF NORTH LAS VEGAS
INTEROFFICE MEMORANDUM

To: Planning Commission
From: Patrick Noble, Fire Protection Specialist
Subject: TMAP 21-2021| DR. HORTON – TULE SPRINGS 1.06
Date: July 6, 2021

1. Fire apparatus access roads shall have an unobstructed clear width of not less than 36 feet, unless all buildings/lots are protected with an approved fire sprinkler system. If all buildings are to be protected with an approved fire sprinkler system, clear width dimension can be reduced to 24 feet. This requirement does apply to secondary fire access routes as well.

Patrick Noble Digitally signed by Patrick Noble
Date: 2021.07.06 12:14:04 -07'00'

Patrick Noble, Fire Protection Specialist

DRH2106.000

August 23, 2021

**City of North Las Vegas
Planning and Zoning Division
2250 Las Vegas Boulevard North, Suite 114
North Las Vegas, NV 89030**

**RE: Villages at Tule Springs – Village 1 Parcel 1.06 - Letter of Intent for a Tentative Map
APN Number 124-16-418-001**

To Whom It May Concern,

On behalf of our client, DR Horton, Inc., Westwood Professional Services respectfully submits this Tentative Map application for Parcel 1.06 of The Villages at Tule Springs. The parcel is located at the intersection of Golden Buckwheat Drive and Elkhorn Road adjacent to the Clark County 215 Beltway.

The applicant proposes to develop 68 buildings consisting of 3 units each as a common interest community on the subject site which is 14.02+/- acres. The total proposed unit count is 204. Each building will have two 3-bedroom units with a 2-car garage and one 2-bedroom unit with a 1 car garage. All driveways will be 20 feet minimum in length. The applicant will work closely with NV Energy and Southwest Gas to obtain approval to relocate the existing infrastructure and vacate the associated easement along Elkhorn Road to allow for construction of the proposed buildings located near the intersection of Elkhorn Road and Golden Buckwheat Drive.

Per CNLV Planning, it is required that this project meet multi-family parking standards. Please see the parking table on the enclosed Tentative Map for the total parking tabulation.

Please note that a separate administrative minor modification to the Tule Springs Development Standards has been submitted to CNLV planning.

DR Horton, Inc. 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



Garrett Wine, PE, Project Manager

REVISED
7/12/2021

D.R. HORTON

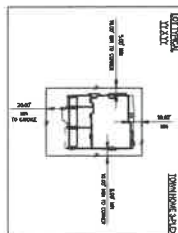
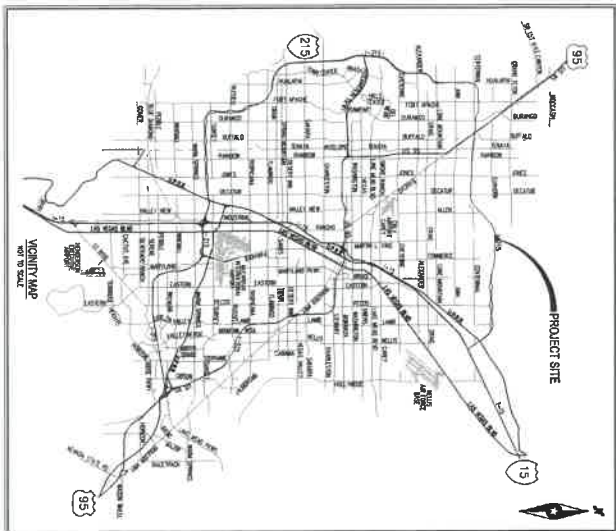
TENTATIVE MAP

FOR

TULE SPRINGS PARCEL 1.06

A COMMON INTEREST COMMUNITY LOCATED IN
THE CITY OF NORTH LAS VEGAS, NEVADA

APN 124-16-418-001



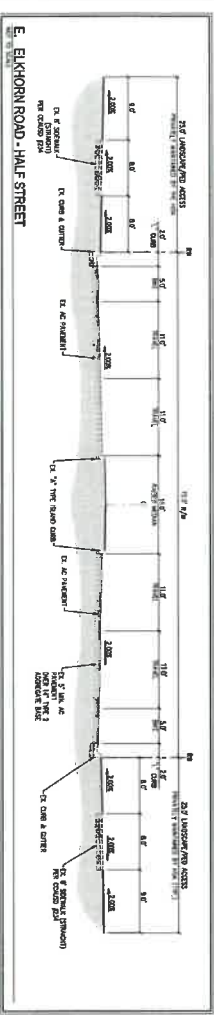
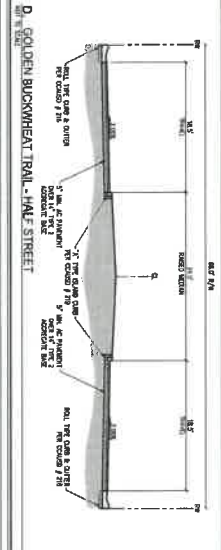
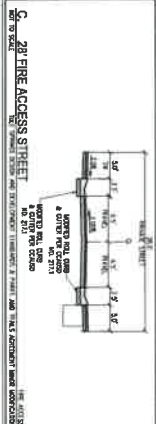
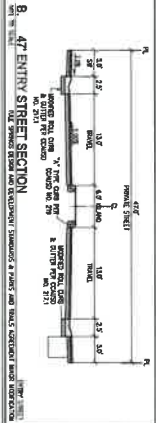
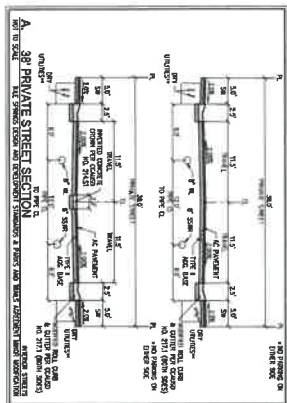
CITY OF NORTH LAS VEGAS

NO.	DESCRIPTION	DATE	BY	DATE	APP.

Westwood

Phone (702) 284-5300 5725 Badura Avenue
Fax (702) 284-5399 Suite 100
Las Vegas, NV 89116
westwoodpa.com
Westwood Professional Services, Inc.

TYPICAL STREET SECTIONS



BUILDING NOTES

1. TULE SPRINGS PARCEL 1.06 IS A COMMON INTEREST COMMUNITY.
2. TULE SPRINGS PARCEL 1.06 IS A COMMON INTEREST COMMUNITY.
3. TULE SPRINGS PARCEL 1.06 IS A COMMON INTEREST COMMUNITY.

SITE DATA

APN	124-16-418-001
SECTION	1.06
LOT	1.06
AREA	1.06
PERMITS	1.06
NO. OF COMMON ELEMENTS	1.06
MINIMUM LOT SIZE	1.06

**ESTIMATED AVERAGE DAILY
SEWER CONTRIBUTIONS**

1. TULE SPRINGS PARCEL 1.06 IS A COMMON INTEREST COMMUNITY.

SETBACK

FRONT	10'
REAR	10'
SIDE	10'
DIAGONAL	10'

DISCLAIMER NOTE

1. TULE SPRINGS PARCEL 1.06 IS A COMMON INTEREST COMMUNITY.

LEGAL DESCRIPTION

1. TULE SPRINGS PARCEL 1.06 IS A COMMON INTEREST COMMUNITY.

BENCHMARK

1. TULE SPRINGS PARCEL 1.06 IS A COMMON INTEREST COMMUNITY.

FEASIBILITY FLOOD ZONE INFORMATION

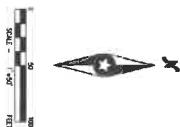
1. TULE SPRINGS PARCEL 1.06 IS A COMMON INTEREST COMMUNITY.

- NOTES**
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 9. TULE SPRINGS PARCEL 1.06 IS A COMMON INTEREST COMMUNITY.
 10. TULE SPRINGS PARCEL 1.06 IS A COMMON INTEREST COMMUNITY.

DATE	6/29/2021
BY	DRH/MS
CHECKED	MS
DESIGNED	MS
PROJECT NO.	DRH/104
SHEET	1 OF 3

D.R. HORTON
TULE SPRINGS PARCEL 1.06
TENTATIVE MAP

REVISED
7/12/2021

[illegible]

REVISED
7/12/2021

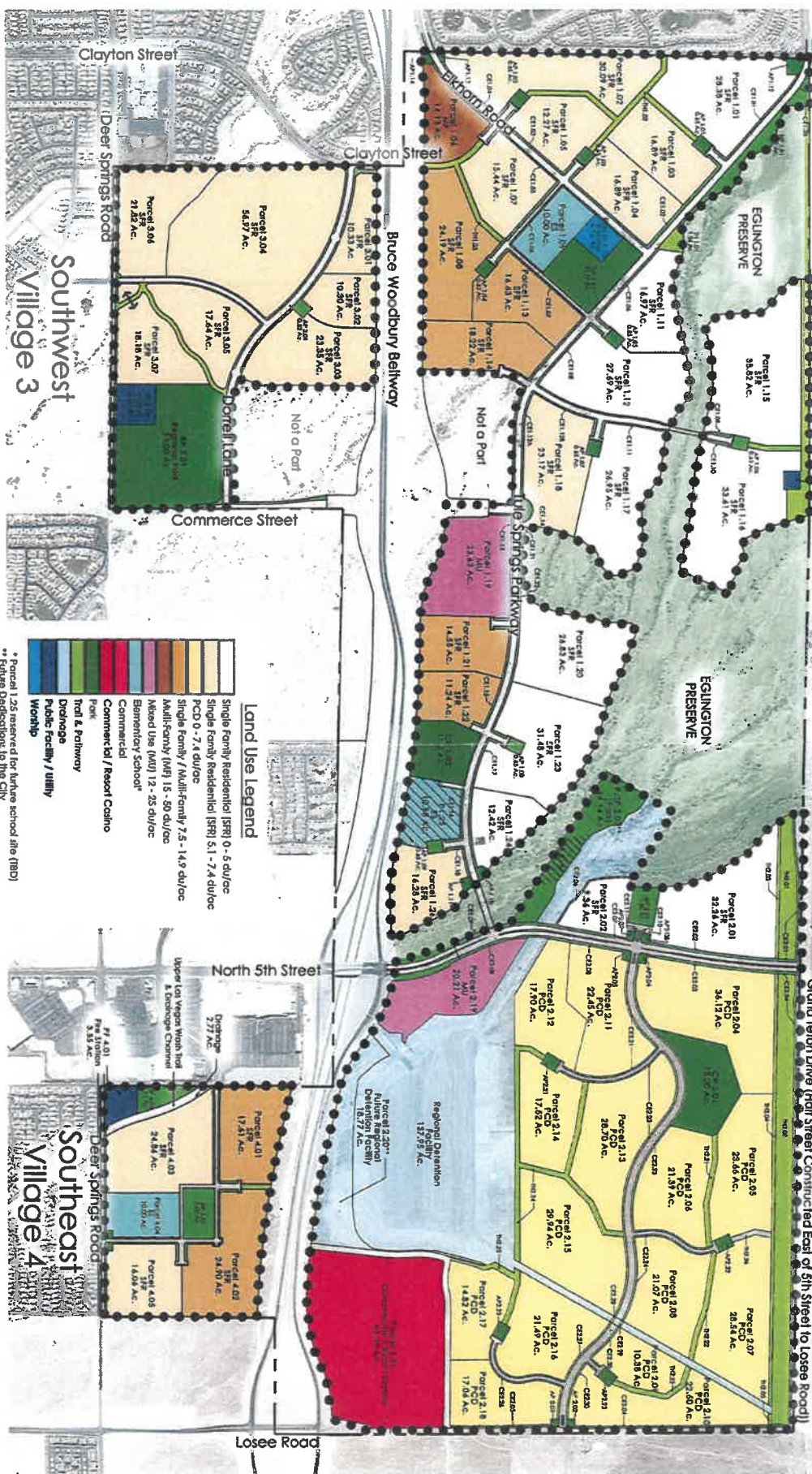


PARKING ANALYSIS	
LOT 10	100
LOT 11	100
LOT 12	100
LOT 13	100
LOT 14	100
LOT 15	100
LOT 16	100
LOT 17	100
LOT 18	100
LOT 19	100
LOT 20	100
LOT 21	100
LOT 22	100
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LOT 64	100

OPEN SPACE ANALYSIS	
LOT 10	100
LOT 11	100
LOT 12	100
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LOT 62	100
LOT 63	100
LOT 64	100



Grand Teton Drive (Dedicated Alignment Only West of 5th Street)



August 7, 2018

Conceptual Land Use Plan for The Villages at Tule Springs

KBS
2144 E. Sherman Dr. Suite 610 Brea, CA 92621
Phone: 949 337 4433 Fax: 949 337 4434

The Villages at Tule Springs

Parcel Density Cap

Monday, January 02, 2017

January 2, 2017 - Revised Plan

Village	Parcel	Developable Acreage	Use	Maximum Density per Acre	Maximum Density per Parcel
1	1.01	28.38	RES	5.00	142
	1.02	30.09	RES	6.50	196
	1.03	16.89	RES	7.20	122
	1.04	16.89	RES	7.20	122
	1.05	12.27	RES	8.00	98
	1.06	14.13	MF	45.10	637
	1.07	15.44	RES	8.00	124
	1.08	24.19	RES	9.00	218
	1.11	16.97	RES	5.00	85
	1.12	27.69	RES	5.00	138
	1.13	16.63	RES	9.00	150
	1.14	18.22	RES	9.00	164
	1.15	38.82	RES	4.00	155
	1.16	33.61	RES	4.00	134
	1.17	26.95	RES	5.00	135
	1.18	23.17	RES	6.50	151
	1.19	23.63	MU	24.10	569
	1.20	26.83	RES	5.00	134
	1.21	14.55	RES	10.00	146
	1.22	11.24	RES	9.00	101
	1.23	31.48	RES	5.00	157
	1.24	12.42	RES	5.00	62
	1.25	10.98	RES/ES	8.50	93
	1.26	16.28	RES	7.00	114
	Sub-Total	507.75			4,147
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	27.70	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	20.40	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	10.90	186
	3.09	7.77	MU	0.00	0
	Sub-Total	183.38			1,289
4	4.01	17.61	RES	8.00	141
	4.02	24.90	RES	8.00	199
	4.03	24.86	RES	6.00	149
	4.05	16.06	RES	6.00	96
	Sub-Total	83.43			585
Total:		1,280.37			8,683



Real Property Management
1180 Military Tribute Place
Henderson, NV 89074

School Development Tracking Form

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

Date Filed 07/08/2021 Application Number T-MAP-000021-2021 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 1.06

Project Description 195 Single-family Lots

APN's 124-16-418-001

Student Yield	Elementary School	Middle School	High School
Single-Family Units (1) 195	x 0.166 = 32	x 0.093 = 18	x 0.131 = 26
Multi-Family Units (2)	x 0.139 = 0	x 0.065 = 0	x 0.074 = 0
Resort Condo Units (3)			
Total	32	18	26

(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
Triggs ES	4470 W. Rome Blvd	K-5	712	564	3/1/2021
Saville MS	8101 N. Torrey Pines Dr	6-8	1531	1547	3/1/2021
Shadow Ridge HS	5050 Brent Lane	9-12	2509	3160	3/1/2021

* CCSD Comments Saville MS and Shadow Ridge HS were over capacity for the 2020-2021 school year. Saville MS was at 101.05% and Shadow Ridge HS was at 125.95% of program capacity.

☐ Approved

☐ Disapproved

Briana Johnson - Assessor

124-16-3

100	101	102
125	124	123
138	139	140

Scale: 1" = 200'

6	5	4	3	2	1
7	6	9	10	11	12
18	17	16	15	14	13
19	20	21	22	23	24
25	26	27	28	29	30
31	32	33	34	35	36

5	1	5	1
6	4	8	4
7	3	7	3
6	2	6	2
5	1	5	1
5	1	5	1



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.

MAP LEGEND

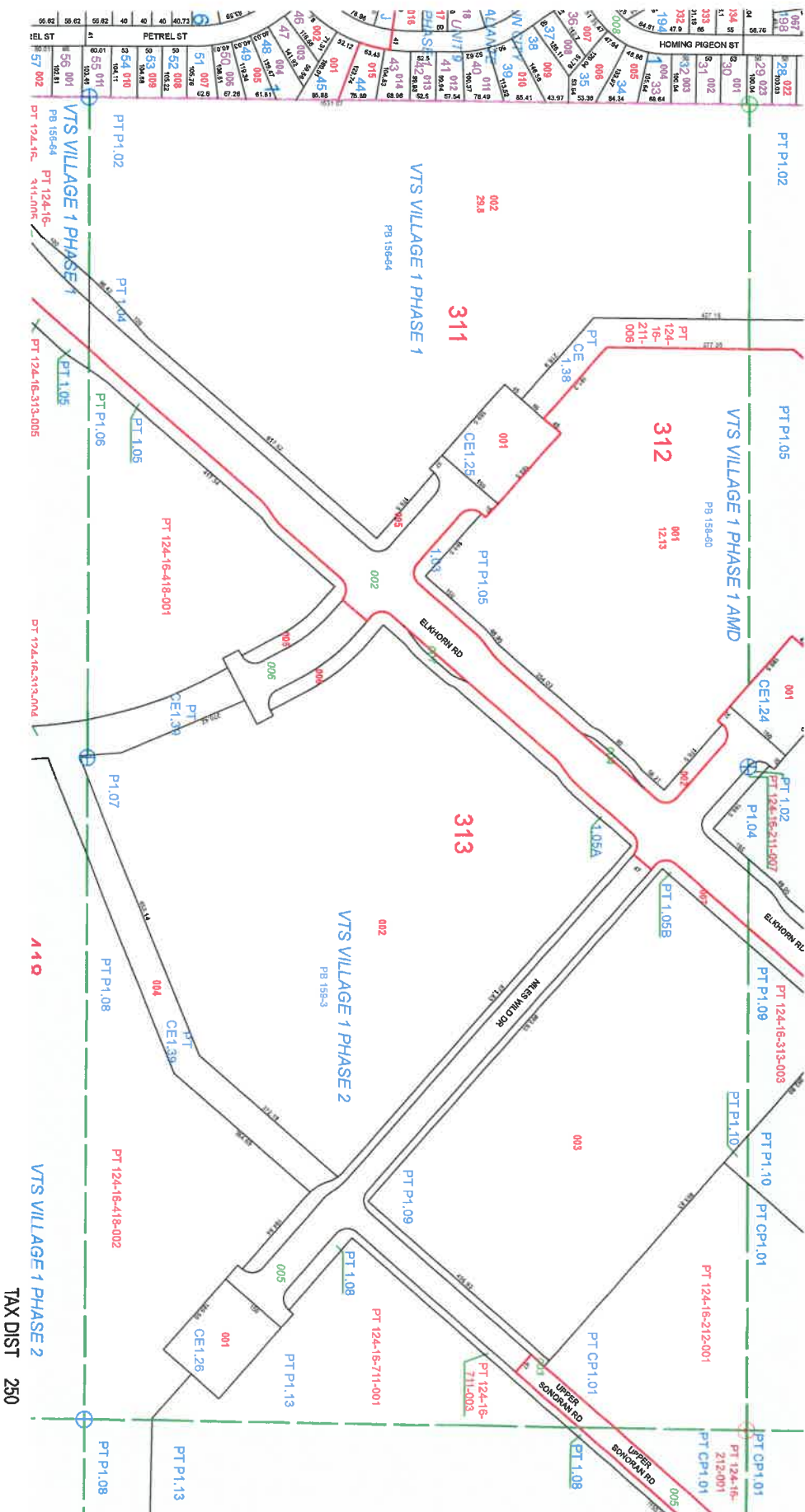
- | | | | | |
|------------------------|------------------|-----|-----------------------|---------------|
| Parcel Boundary | Condominium Unit | 007 | ROAD | Parcel Number |
| Sub Boundary | Air Space PCL | 100 | ACEVAGE | Parcel Number |
| PAID BOUNDARY | RIGHT OF WAY PCL | 202 | Parcel Subarea Number | PL 24-65 |
| MATCH / LEADER LINE | SUB-SPACE PCL | 5 | LOT RECKONING NUMBER | LOT NUMBER |
| HISTORIC LOT LINE | | 6 | BLK NUMBER | LOT NUMBER |
| HISTORIC SUB BOUNDARY | | 8 | LOT NUMBER | LOT NUMBER |
| HISTORIC PAID BOUNDARY | | 9 | LOT NUMBER | LOT NUMBER |
| SECTION LINE | | 10 | LOT NUMBER | LOT NUMBER |

100	101	102
125	124	123
138	139	140

Scale: 1" = 200'

6	5	4	3	2	1
7	6	9	10	11	12
18	17	16	15	14	13
19	20	21	22	23	24
25	26	27	28	29	30
31	32	33	34	35	36

5	1	5	1
6	4	8	4
7	3	7	3
6	2	6	2
5	1	5	1
5	1	5	1



NOTES

USE THIS SCALE (FEET) WHEN MAP REDUCED FROM 11x17 ORIGINAL

MAP LEGEND

PARCEL BOUNDARY	CONDOMINIUM UNIT	207 ROAD	PARCEL NUMBER
PARCEL BOUNDARY	AIR SPACE POL.	PARCEL NUMBER	101
PALMD BOUNDARY	RIGHT OF WAY POL.	ACREAGE	1.00
PAID EASEMENT	SUB-SURFACE POL.	PARCEL SUBAREA NUMBER	202
HISTORIC LOT LINE		PLAT RECORDING NUMBER	FB 24-45
HISTORIC LOT BOUNDARY		BLOCK NUMBER	5
HISTORIC PALMD BOUNDARY		LOT NUMBER	5
SECTION LINE		GOV. LOT NUMBER	194

BOOK	
T19S R61E	
100	101 102
125	124 123
138	139 140

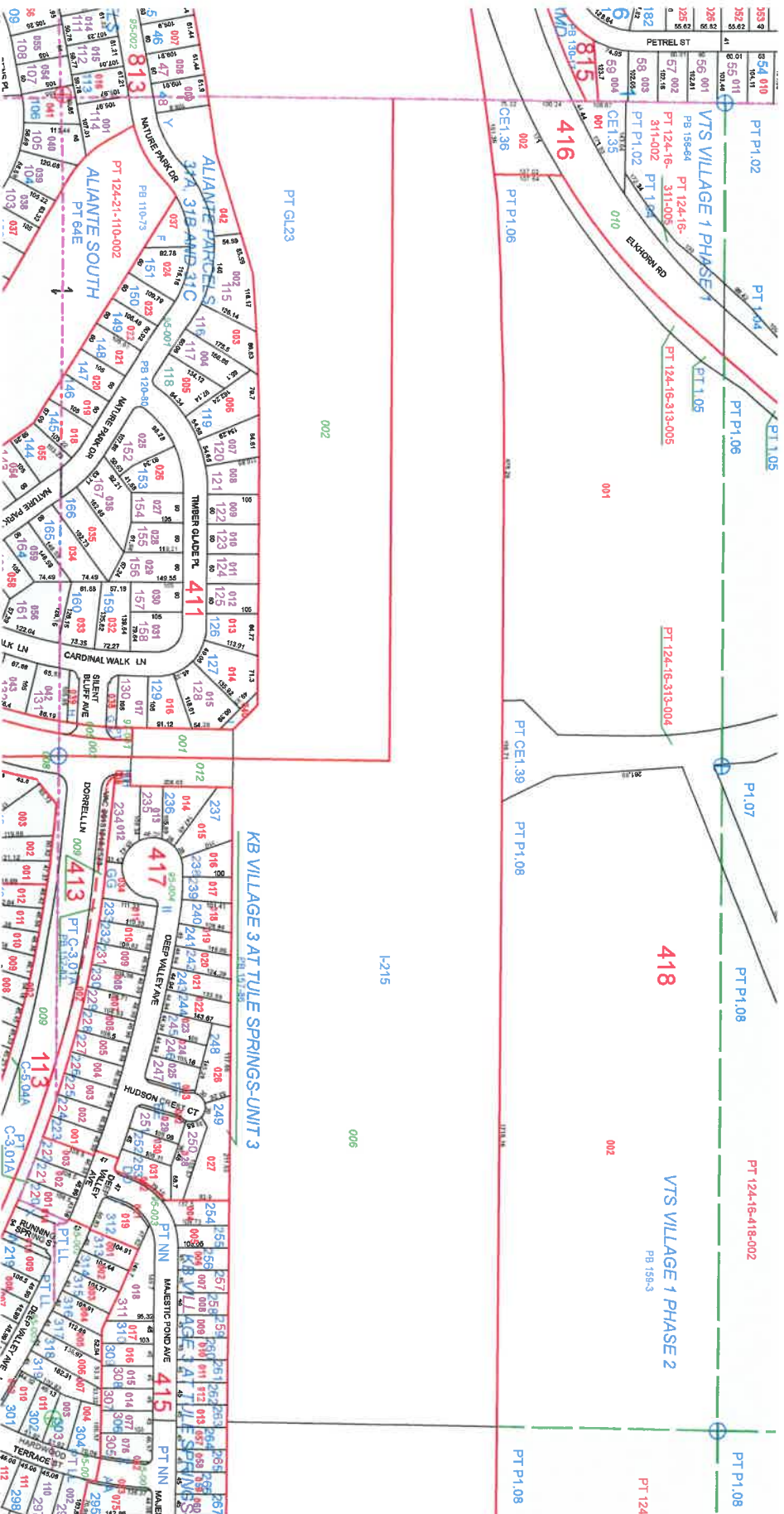
SEC.	16
Rev: 2/7/2020	

8	4	8	4
6	1	5	1
6	2	6	2
7	3	7	3
8	4	8	4
5	1	5	1



ASSESSOR'S PARCELS - CLARK COUNTY, NV.

Briana Johnson - Assessor

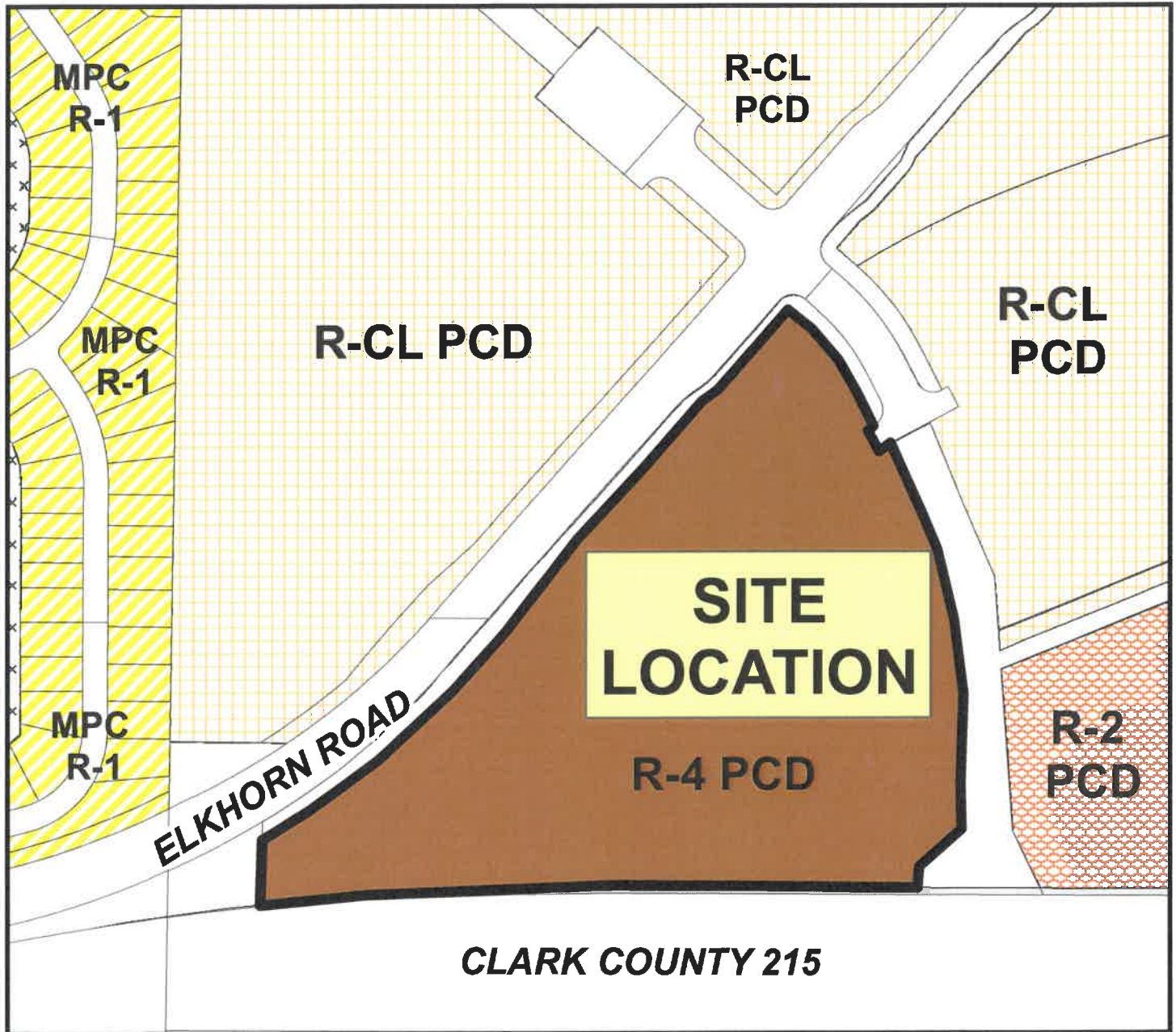


TAX DIST 250



THE CITY OF NORTH LAS VEGAS

Location & Zoning Map



Applicant: DR Horton, Inc.
Application: Tentative Map
Request: To Allow a 195-lot, multi-family subdivision
Project Info: South of Elkhorn Road approximately 3900 feet
West of Revere Street
Case Number: T-MAP-21-2021

7/08/2021

