

CITY OF NORTH LAS VEGAS

INTEROFFICE MEMORANDUM

To: Robert Eastman, Planning Manager, Land Development & Community Services
From: Robert Weible, Land Development Project Leader, Department of Public Works
Subject: T-MAP-07-2021 **Villages at Tule Springs – Parcel 1.01**
Date: April 26, 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. All off-site improvements must be completed prior to final inspection of the first home.

10. 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. Tule Springs Parkway
 - b. Salton Sea Court
11. 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.
12. The developer shall provide an offsite phasing plan that includes proposed dates of completion for orderly construction of the supporting offsite street improvements. The offsite phasing plan must be submitted for review and approval to the Department of Public Works prior to issuance of the project's grading permit.

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>.



Robert Weible, Land Development Project Leader
Department of Public Works

REVISED

04/21/2021

T-MAP-07-2021

March 25, 2021

Revised March 29, 2021

Revised March 30, 2021

Revised April 20, 2021

W.O # 8085-1

CITY OF NORTH LAS VEGAS

Planning Department

2250 Las Vegas Boulevard

North Las Vegas, Nevada 89130

Attention: Planning Department

Subject: Parcel 1.01- The Villages at Tule Springs (Letter of Intent)

RE: APN: 124-16-111-004 – 28.77 Gross Acres

Planning Department:

Subject: 1. Tentative Map

On behalf of our client DR Horton, VTN Nevada is requesting the approval of a Tentative Map for the above referenced parcel. DR Horton is proposing to develop the subject parcel of land as a 119-Lot single-family residential development with a proposed zoning of R-CL (Single Family Compact Lot) within Phase 1 of Village 1 of The Villages at Tule Springs Master Development Plan as approved on June 3, 2015, updated May 18, 2016; and within the jurisdiction of the City of North Las Vegas.

The proposed residential development is located south of the intersection of Tule Springs Parkway and West Elkhorn Road.

Project Information:

The project area is approximately 28.77 +-acre (gross).

The project site is bound by properties with planned land use and zoning as follows:

- North: OL (Open Lands - Vacant)
- South: MCP-R1 (Master Plan Community Single Family Residential) & R-CL-PCD (Planned Community District – Single Family Compact Lots)
- East: MPC RZ10 – (Master Planned Community Residential Zone Up to 10 DU/AC)
- West: MPC-R-1 – Master Plan Community Single-Family Residential)

REVISED

04/21/2021

T-MAP-07-2021

The Project

The proposed development is proposed to consist of the following uses:

The plans depict a proposed single-family residential development consisting of 119 residential lots on approximately 28.77 +/- acres for an overall density of 4.13 dwelling units per gross acre.

The proposed community is not planned to provide a community open space/park area within the development; however, the proposed lots are planned to provide a minimum of 600 square feet of private open space within the back yard of each home. The Villages at Tule Springs includes a public park, and a system of trails and pathways which will provide recreational amenities for the entire master plan. There is an 11.5-acre park expected to be located the south east corner of Tule Springs Boulevard and Elkhorn Road between Parcel 1.04 and Parcel 1.13, and an association park at the project entry.

The development is planned to be accessed via a gated access drive off Tule Springs Parkway northwest of Elkhorn Road. Tule Springs Parkway is planned to be a 74-foot public street but is currently not constructed in the vicinity of the project site. The future improvements along Tule Springs Parkway include full public street improvements, pavement, curb and gutter, sidewalks, streetlights, and landscaping buffers along the frontage, etc., The subject parcel's main access is planned via a 66-foot private entrance (identified as "1st Entry") to a 47-foot internal private street system. The private street system is planned to include 37-foot travel way with roll curbs and a 5-foot sidewalk on each side of the street. The proposed private street network is planned to meet the minimum requirements for street width for The Villages at Tule Springs Master Plan as well as the requirements for curvilinear streets greater than 650 feet in length with a minimum of 25 feet of lateral deviation. The applicant also plans to provide varying setbacks for the proposed homes to create a more an interesting streetscape.

There are existing commercial centers located to the west of the site. This includes Aliante Hotel and Casino and a mixed use of commercial properties including a Community Center and golf course which will provide services for the future residents.

1. Tentative Map

1. For a 119-lot residential subdivision within Phase 1 of Village 1 of The Villages at Tule Springs Master Plan community.

Architectural Plans

Single Family

The elevations for the development consist of six (6) models. Each model has three (3) elevations including covered entrances, building pop-outs, etc. All elevations on the plans depict enhanced architectural elements. The floor plans show homes ranging in size from 2,300 to 3,825 square feet (livable area) with options, which may further increase the livable area of each model. Each model is planned to have a 2 or 3-car garages (front-loaded). All homes adjacent to the existing Sun City Aliante residential community are expected to be will be single story models.

REVISED

04/21/2021

T-MAP-07-2021

Public Utilities

Sanitary Sewer

Sewer service is to be provided from an existing (8") eight-inch sanitary sewer line located in Elkhorn Road. This parcel is planned to sewer through Parcel 1.03 and 1.04 out to the main line in Elkhorn Road. The applicant is proposing to connect to these lines to provide service to the proposed development.

Water

Existing water service is planned from an eight-inch (8") line located in Tule Springs Parkway, which consists of an existing (8) eight-inch line. Both water connections are expected to be located in Tule Spring Parkway – one (1) at the main entry and one (1) near the western boundary of the subject parcel. The applicant is proposing to connect to these lines to provide service to the proposed development.

Storm Drainage

Drainage from the site is planned to be directed through the internal private streets and conveyed to a drainage easement through the site is to conform to City of North Las Vegas standards.

Flood Zone

The subject property is not within a flood zone "A" per Firm Panel # 1766.

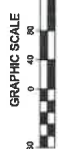
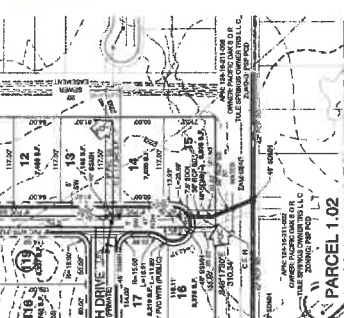
We thank you in advance for your time and consideration. If you have any questions or comments, please feel free to contact me at 702-873-7550.

Sincerely,

Jeffrey Armstrong

**Jeffrey Armstrong
Planning Manager**

cc: Jeff Stevens, DR Horton
Dave Edwards PE, VTN-Nevada



LEADER		OFFICIAL	EXISTING
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NO. 99	NAME	NAME	NAME
NO. 100	NAME	NAME	NAME

GENERAL NOTES

[illegible]**PROJECT INFORMATION:**

ASSESSORS PARCEL NUMBER	125-18-111-004
PROPOSED USE OF PROPERTY	INDUSTRY
PROPOSED USE OF PROPERTY	RECREATIONAL
EXISTING ZONING	RCL
PROPOSED ZONING	RCL
EXISTING LANDUSE	POD
TOTAL PROPOSED LOTS:	119
COMMON ELEMENTS:	0
PROPOSED ACRES:	76.77 (GROSS ACRES)
PROPOSED ACRES:	4.13 (NET ACRES)

STILITY DISCLAIMER:

EXISTING UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY THE DESIGN ENGINEER IMMEDIATELY OF ANY DISCREPANCIES PRIOR TO COMMENCING CONSTRUCTION. NO REPRESENTATION THAT ALL EXISTING UTILITIES ARE SHOWN HEREON. CONTRACTOR ASSUMES NO RESPONSIBILITY FOR UTILITIES SHOWN OR UTILITIES NOT SHOWN IN THIS PROJECT.

BASIS OF BEARING

BENCHMARK

PROJECT DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 ADJUSTED

CITY OF NORTH LA VEGAS BENCHMARKS FIRST IS LOCATED 11/1/2008

SECOND BENCHMARK: (same as METHOD 2004-10 FEET)

I DATED THIS COMPLETE MONUMENT APPROX. 0.6 FEET

AND 11.0 FEET WEST OF THE NORTH QUARTER CORNER OF SECTION 14-34-1, 6.5 FEET WEST OF POWER POLE 42-04-1. THIS IS USHED.

BENCHMARK
PROJECT DATUM IS NORTH-AMERICAN VERTICAL DATUM OF 1988 (NAVD83)
CITY OF NORTH LAS VEGAS BENCHMARK 518143 (REVISED 1/1/2008)
ELEVATION: 662.00 METERS (2170.26 FEET)
1" DIAMETER CONCRETE MONUMENT APPROX. 66.8 FEET SOUTH
AND 14.0 FEET WEST OF THE NORTH QUARTER CORNER OF SECTION 16-18-04, 43.5 FEET WEST OF POWER POLE #2404, TMS IS M35300.

BENCHMARK

CITY OF NORTH LAS VEGAS BIDDING NO. 018-143 (REVISED 11/1/2008)
 (NORTH ELEVATION: ONE ONE METERS (364.02 FEET))
 1" DIAMETER CONCRETE INCREMENT APPROX. 66.9 FEET
 SOUTH
 AND 10.4 FEET WEST OF THE NORTH QUARTER CORNER OF
 SECTION 14-34-41, 6.5 FEET WEST OF POWER POLE #2404,
 T66S 11 W35S04.

OF THE NORTH QUARTER CORNER OF
WEST MEET OF BOWEN SOLE 2214

ADDITION REPORT, CONTACT INFO OF FOREIGN POLICE AGENT;
TAG IS MISSING.

THE VILLAGES @ TULE SPRINGS
PARCEL 1.01

302-591-9900
 ENTERPRISE, NEVADA 89114
 8737 SOUTH RAINBOW BOULEVARD
 LAS VEGAS, NEVADA 89148-6618
 FAX (702) 798-7590 FAX (702) 798-0289 WEB WWW.VTAM.COM
 CONSULTANTS EMPOWERED BY MARKET LEADERS
 2014

DESIGNED BY:	4/14/2021
CHECKED BY:	4/14/2021
PROJECT NO:	SCALE:
1"=30'	1"=30'
DATE:	DATE:



4/20/2021

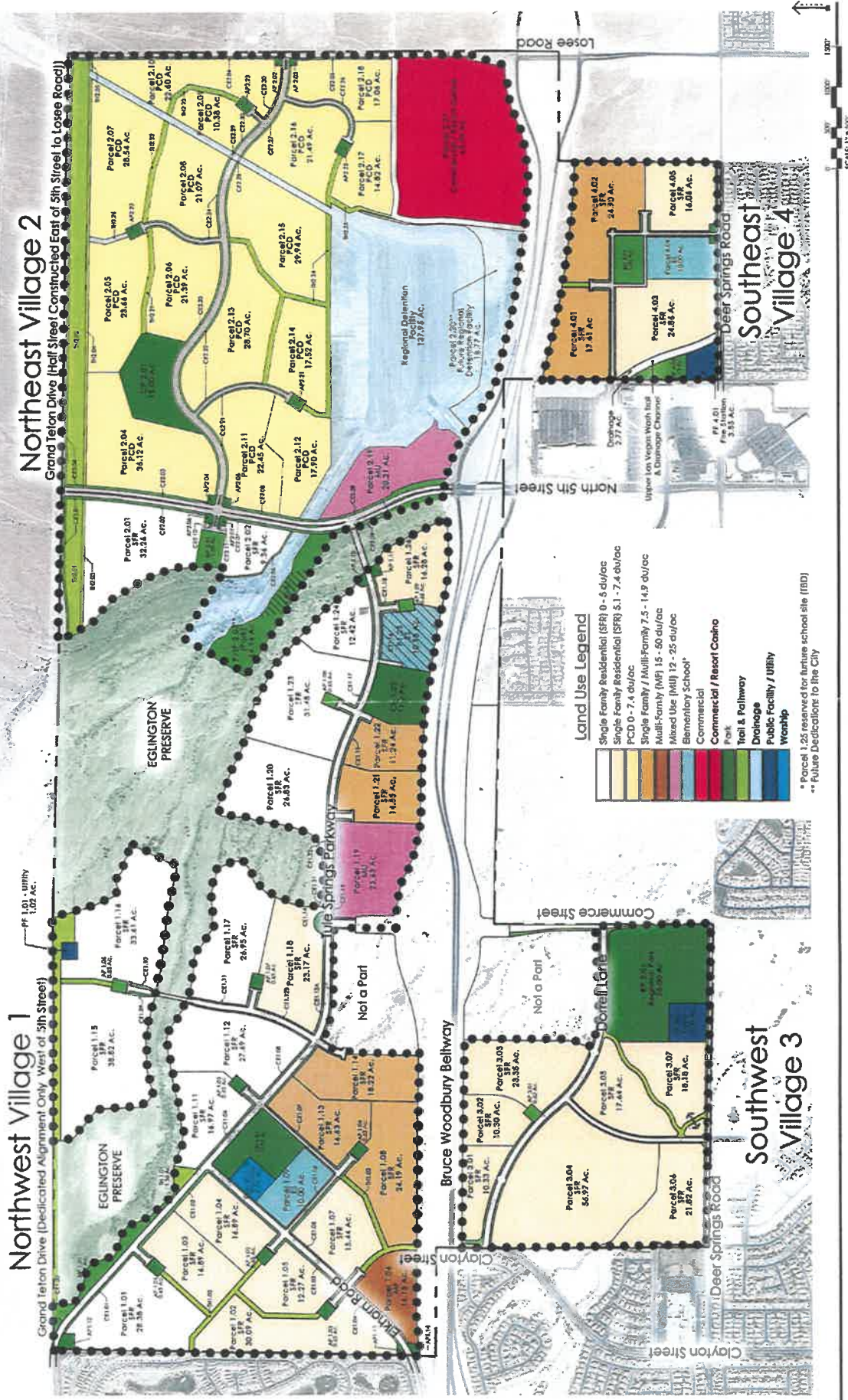
SHEET
TM
 1 OF 1 SHEETS
 DRAWING NO.

Northeast Village 2

Northeast Village 2

Southwest
Village 3

Southeast Village 4



Conceptual Land Use Plan for The Villages at Tule Springs

August 7, 2018
C: R E Y P | C H

KBS
2714 E. Sunland Pk., Suite 410, Torrance, AL 33291
Phone: 817.531.2460 www.kbscarbonylholding.com

The Villages at Tule Springs

Parcel Density Cap

Monday, May 3, 2021

May 3, 2021 - Density Transfer

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	8.29	140
	1.05	12.27	RES	6.52	80
	1.06	14.13	MF	40.97	579
	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			4,089
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:		1280.37			8683

Current Approved Plan

Developable Acreage	Density	Units	Variance (units)
28.38	5.00	142	0
30.09	6.50	196	0
16.89	7.20	122	0
16.89	7.20	122	18
12.27	8.00	98	-18
14.13	40.97	579	0
15.44	8.00	124	0
24.19	9.00	218	0
16.97	5.00	85	0
27.69	5.00	138	0
16.63	9.00	150	0
18.22	9.00	164	0
38.82	4.00	155	0
33.61	4.00	134	0
26.95	5.00	135	0
23.17	6.50	151	0
23.63	24.10	569	0
26.83	5.00	134	0
14.55	10.00	146	0
11.24	9.00	101	0
31.48	5.00	157	0
12.42	5.00	62	0
10.98	8.50	93	0
16.28	7.00	114	0
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

	Indicates a change based on density transfers
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ASSESSOR'S PARCELS - CLARK COUNTY, NV.
Briana Johnson - Assessor

BOOK T19S R61E

16

Scale: 1" = 200'

Rev. 27/2020

124-16-1

CLARK COUNTY

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100 101 102

125 124 123

138 139 140

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MAP LEGEND

Parcel Boundary

Sub-Boundary

PMAD Boundary

Road Easement

Match / Leader Line

Historic Lot Line

Historic Sub-Boundary

Section Line

001 ROAD PARCEL NUMBER

002 PARCEL NUMBER

003 ACREAGE

004 RIGHT OF WAY PCL

005 SUB-SURFACE PCL

006 PLAT RECORDING NUMBER

007 BLOCK NUMBER

008 LOT NUMBER

009 60X LOT NUMBER

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 Lining 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 1:12,000 ORIGINAL

124-16-1

CLARK COUNTY

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125 124 123

138 139 140

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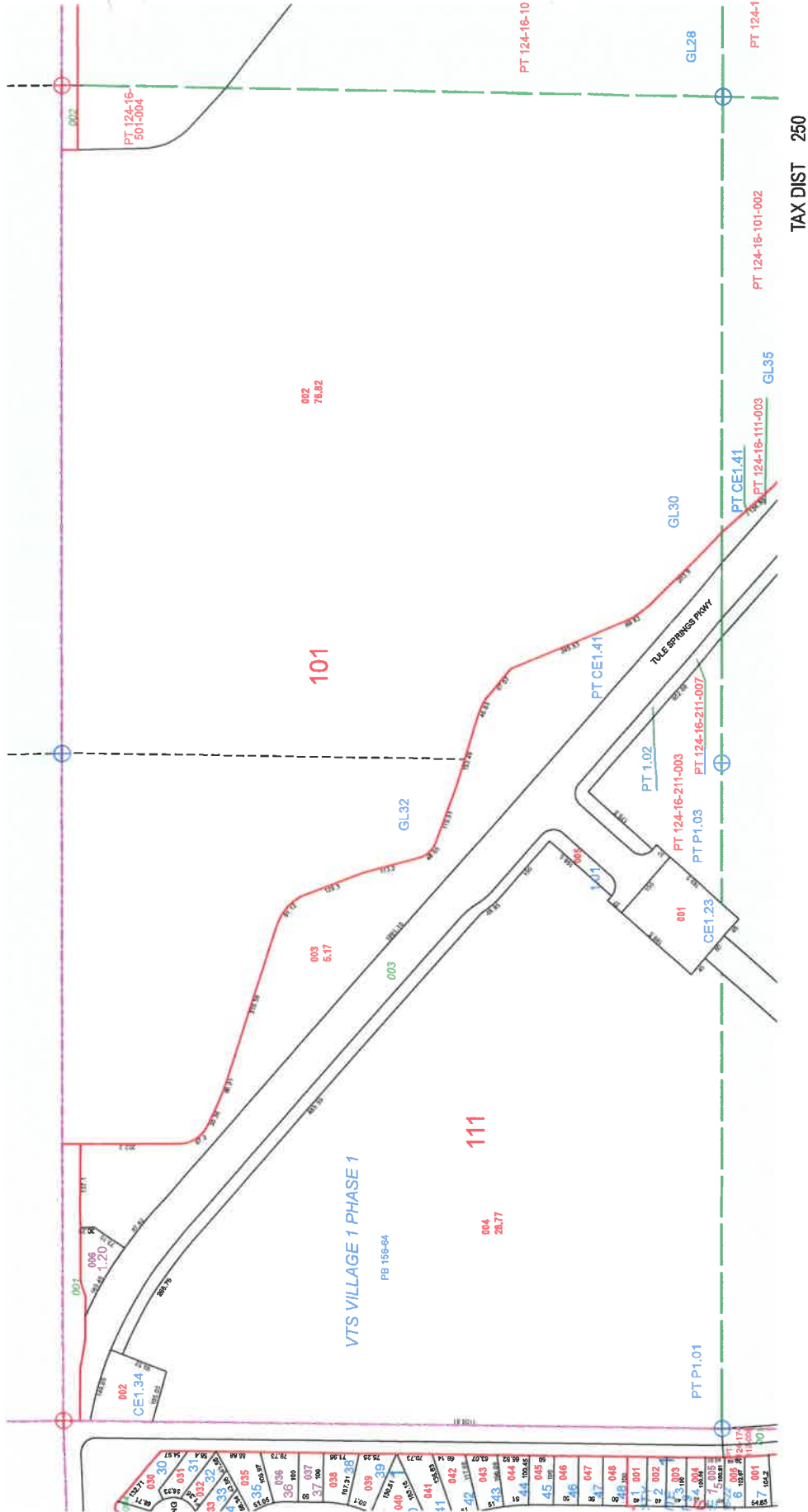
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NOTES

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 THE SCALE (FEET) WHEN MAP REDUCED FROM 12X17 ORIGINAL

MAP LEGEND

- PARCEL BOUNDARY
- SUB BOUNDARY
- PHOLD BOUNDARY
- ROAD EASEMENT
- MATCH / LEADER LINE
- HISTORIC LOT LINE
- HISTORIC SUB BOUNDARY
- HISTORIC PHOLD BOUNDARY
- SECTION LINE

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

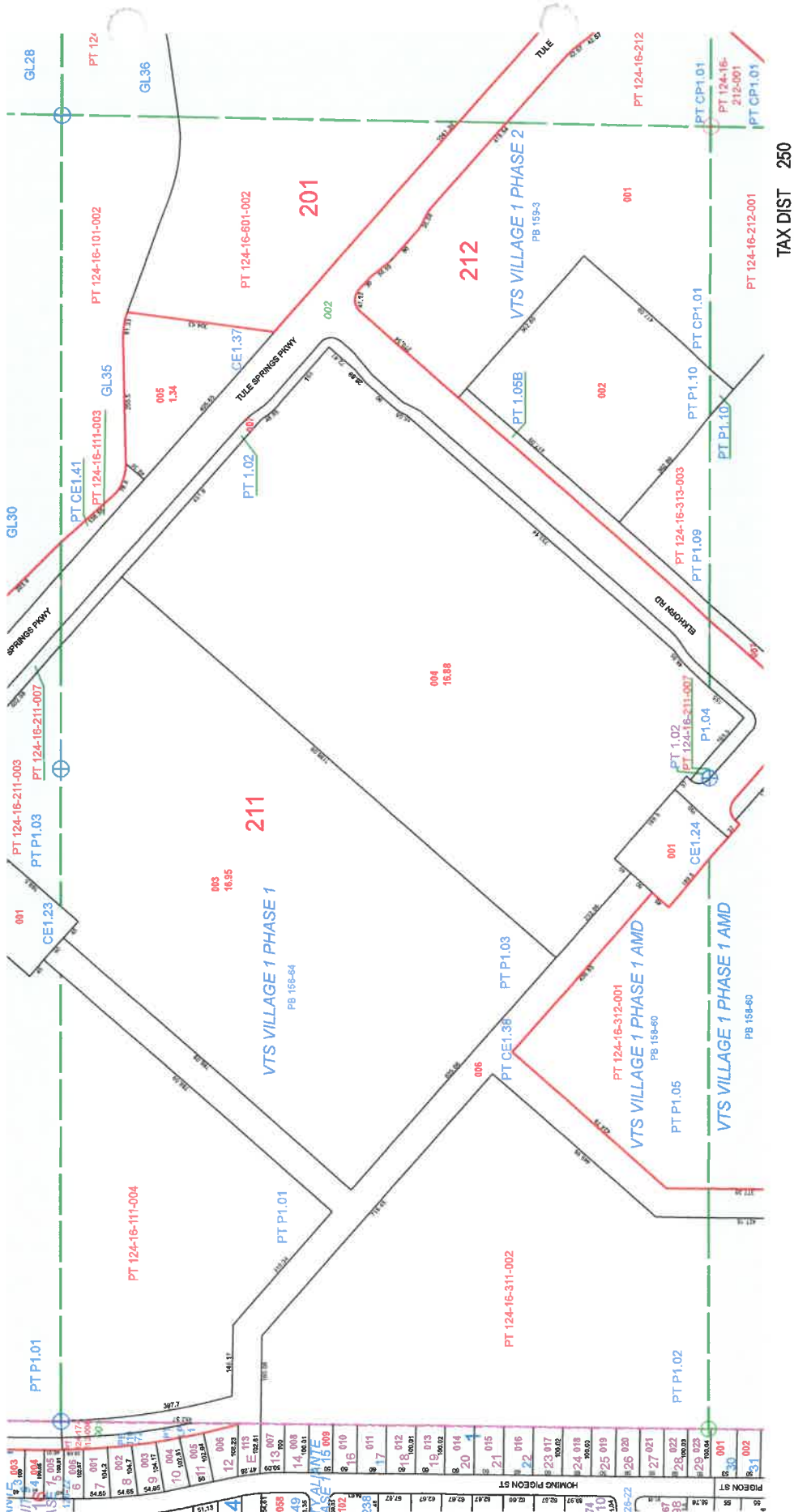
PARCEL BOUNDARY	CONDOMINIUM UNIT	007 ROAD PARCEL NUMBER
	AIR SPACE PCL	001 PARCEL NUMBER
	RIGHT OF WAY PCL	1.00 ACREAGE
	SUB-SURFACE PCL	202 PARCEL SUBSEQ NUMBER
	PB 24-45 PLAT RECORDING NUMBER	5 BLOCK NUMBER
		5 LOT NUMBER
		GLS GOV. LOT NUMBER

T19S R61E	16	S 2 NW 4	124-16-2
BOOK	100	101	102
125	124	123	
138	139	140	

Rev: 2/7/2020

Scale: 1" = 200'

Clark County Nevada

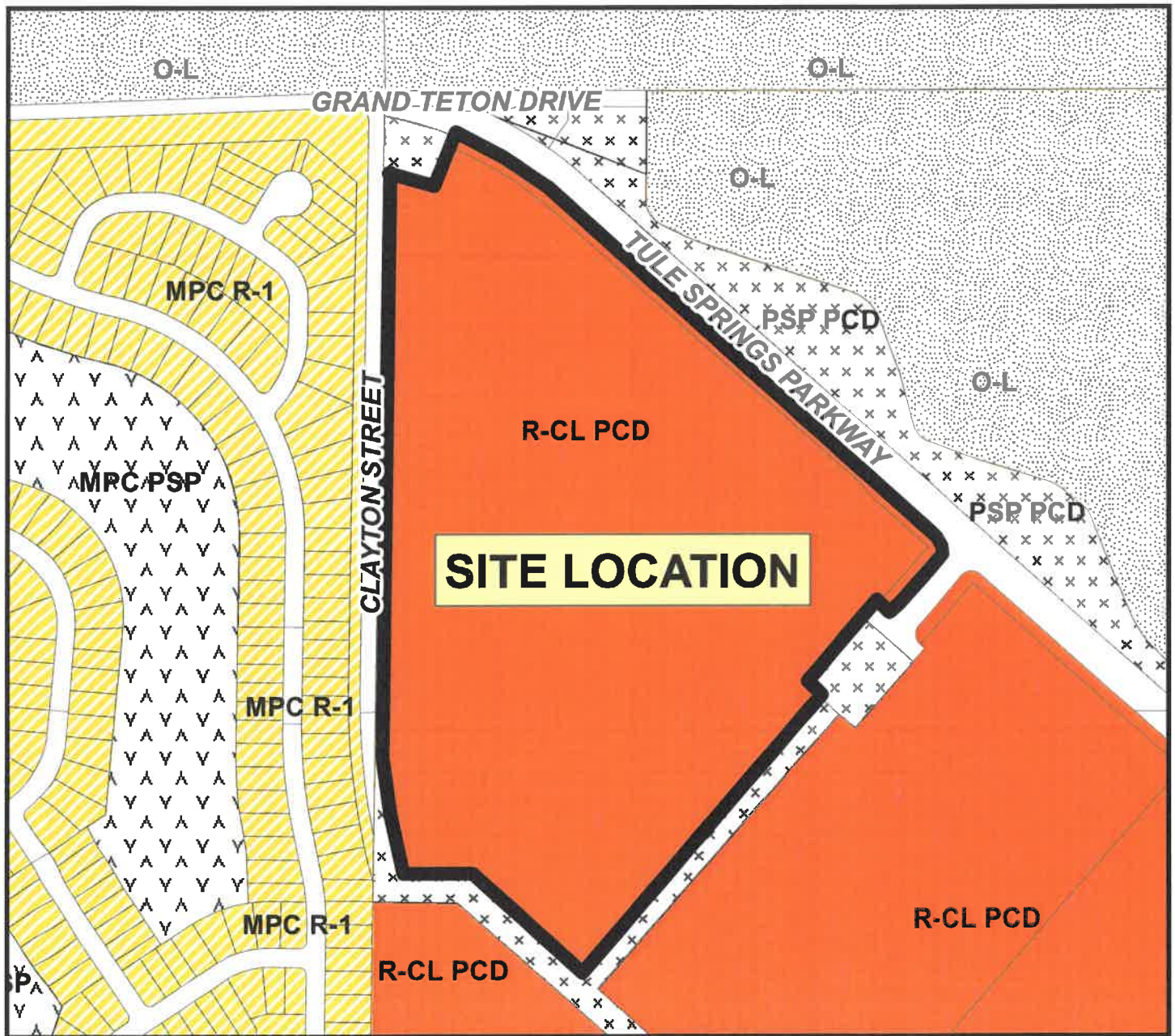


TAX DIST 250



THE CITY OF NORTH LAS VEGAS

Location & Zoning Map



Applicant: DR Horton
Application: Tentative Map
Request: To Allow a 116-Lot, Single-Family Subdivision
Project Info: Generally Located at the Southeast Corner of
Clayton Street and Grand Teton Drive/Tule Springs Parkway
Case Number: T-MAP-07-2021

4/15/2021

