

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-09-2021 **Villages at Tule Springs – Parcel 1.03**
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. The public street geometrics and thickness of the pavement sections will be determined by the Department of Public Works.

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 Drive
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

March 29, 2021
Revised March 30, 2021
Revised April 20, 2021

REVISED

04/21/2021

T-MAP-09-2021

W.O # 8087-1

CITY OF NORTH LAS VEGAS
Planning Department
2250 Las Vegas Boulevard
North Las Vegas, Nevada 89130

Attention: Planning Department

Subject: Parcel 1.03- The Villages at Tule Springs (Letter of Intent)
RE: APN: 124-16-211-003 – 16.95 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 120-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 16.95 +-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)

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04/21/2021

T-MAP-09-2021

The Project

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

The plans depict a proposed single-family residential development consisting of 120 residential lots on approximately 16.95 +/- acres for an overall density of 7.07 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. 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 are proposed to 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 120-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 2,433 to 2,998 square feet (livable area) with options, which may further increase the livable area of each model. Each model is planned to have a 2 car garage (front-loaded). All homes adjacent to the existing Sun City Aliante residential community are expected to be will be single story models.

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04/21/2021

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Public Utilities

Sanitary Sewer

Sewer service is to be provided from an existing (8") eight-inch sanitary sewer line located in Parcel 101 and Parcel 104. This parcel is planned to sewer through Parcel 1.01 and 1.04 and out to the main line in Tule Springs Parkway. 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, Parcel 101 and Parcel 1.04, which consists of (8) eight-inch lines. The water connections are expected to be located in Tule Springs Parkway and connections to the main lines in parcel 1.01 and Parcel 1.04. 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.

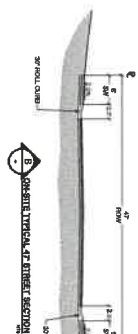
We thank you in advance for your time and consideration. If you have any questions or comments, please feel free to contact me at 702-873-7550.

Sincerely,

Jeffrey Armstrong

**Jeffrey Armstrong
Planning Manager**

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



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04/21/2021
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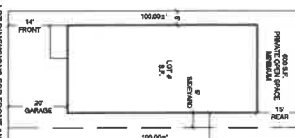
PROPERTY OWNER
PACIFIC OAKS OF R TULE SPRINGS
TS3 LLC
300 PARK CENTER DRIVE SUITE #900
COSTA MESA, CA 92626

DEVELOPER
D.L. HORTON
1081 WINTERBROOK
HENDERSON, NEVADA 89014
702-638-1600

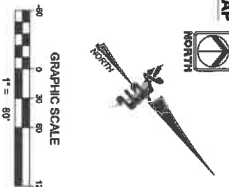
LEGAL DESCRIPTION

BENCHMARK
PROJECT DATA: NORTH AUBURN VERTICAL CURVE OF THE (NABV)
CITY OF NORTH LAAS VERTICAL BENCHMARK, 81548 (REVISED)
VERTICAL DATUM: 820.00 METERS (GEOL-2000)
7' CONCRETE CONCRETE MONUMENT APPROX. 500 FEET SOUTH

TYPICAL LOT DIMENSIONS FOR FRONT AND REAR
 SCALES: 1"=20'



COMPONENT	DESCRIPTION	UNIT	QTY	UNIT PRICE	AMOUNT
1	CONCRETE REINFORCING				
2	CONCRETE REINFORCING				
3	CONCRETE REINFORCING				
4	CONCRETE REINFORCING				
5	CONCRETE REINFORCING				
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100	CONCRETE REINFORCING				



LOCATION MAP

GENERAL NOTES

- [illegible]

UTILITY DISCLAIMER

[illegible]

TENTATIVE MAP

**THE VILLAGE @ TULE SPRINGS
PARCEL 1.03**

D.R. HORTON
1061 WHITNEY RANCH
4400 S. 10th St., Suite 100, Phoenix, AZ 85042
602/998-1111



CITY OF NORTH LAS VEGAS

2727 SOUTH RAINBOW BOULEVARD
LAS VEGAS, NEVADA 89146-5148
PH. (702) 875-7550 FAX (702) 362-2697 WEB WWW.VTNBY.COM
CONSULTING ENGINEERS • PLANNERS • LAND SURVEYORS

DRAWN BY:	BCC
DESIGNED BY:	BCC
CHECKED BY:	DUE
PROJECT NO:	8067

04/20/2021
SHEET
TM
1 OF 1 SHEETS
DRAWING NO.

[illegible]

	DRAWN BY: BOJ DESIGNED BY: BOJ CHECKED BY: DLR PROJECT NO: 2017 SCALE: 1" = 1'	TENTATIVE MAP THE VILLAGE @ TULE SPRINGS PARCEL 1.03	D.R. HORTON 1001 WESTBURY BLVD HENDERSON, NEVADA 89014 702-555-9000 2707 SOUTH SADDLEBOY DRIVE LAS VEGAS, NEVADA 89146-6148 PH 702 933 7700 FAX 702 933 0871 COMMUNITY ENGAGEMENT @ PLANNING@vtn.com	CITY OF NORTH LAS VEGAS 	REV. DATE BY REVISION
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Grand Teton Drive (Dedicated Alignment Only West of 5th Street)



Grand Teton Drive (Holt Street Constructed East of 5th Street to Loser Road)



Conceptual Land Use Plan for The Villages at Tule Springs

KBS
7144 L. Shuman Dr. Suite 110, Kippville, OH 45051
513-833-1000

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

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/FEE WHEN MAP REDUCED FROM THIS ORIGINAL.

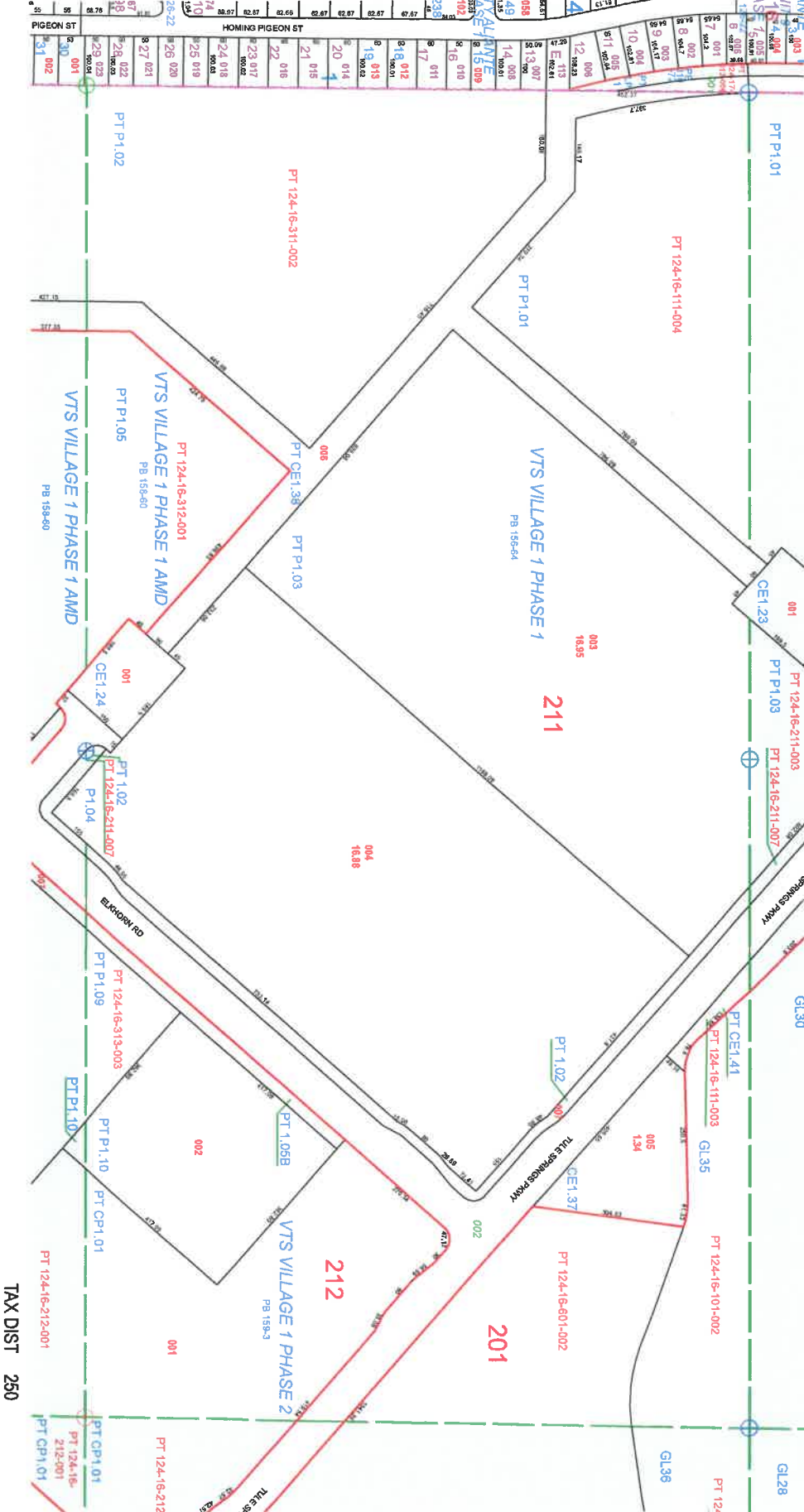
MAP LEGEND

- PARCEL BOUNDARY
- SUB BOUNDARY
- ROAD EASEMENT
- MATCH / LEADER 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 SUBSECT NUMBER
- PB 24-45 PLAT RECORDING NUMBER
- 5 BLOCK NUMBER
- 001 LOT NUMBER

BOOK	16
100	101
102	103
125	124
138	139
140	140

16	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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16	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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TAX DIST 250

USE THIS SCALE (FEET) WHEN MAP REDUCED FROM 1:141,700 ORIGINAL.

Briana Johnson - Assessor

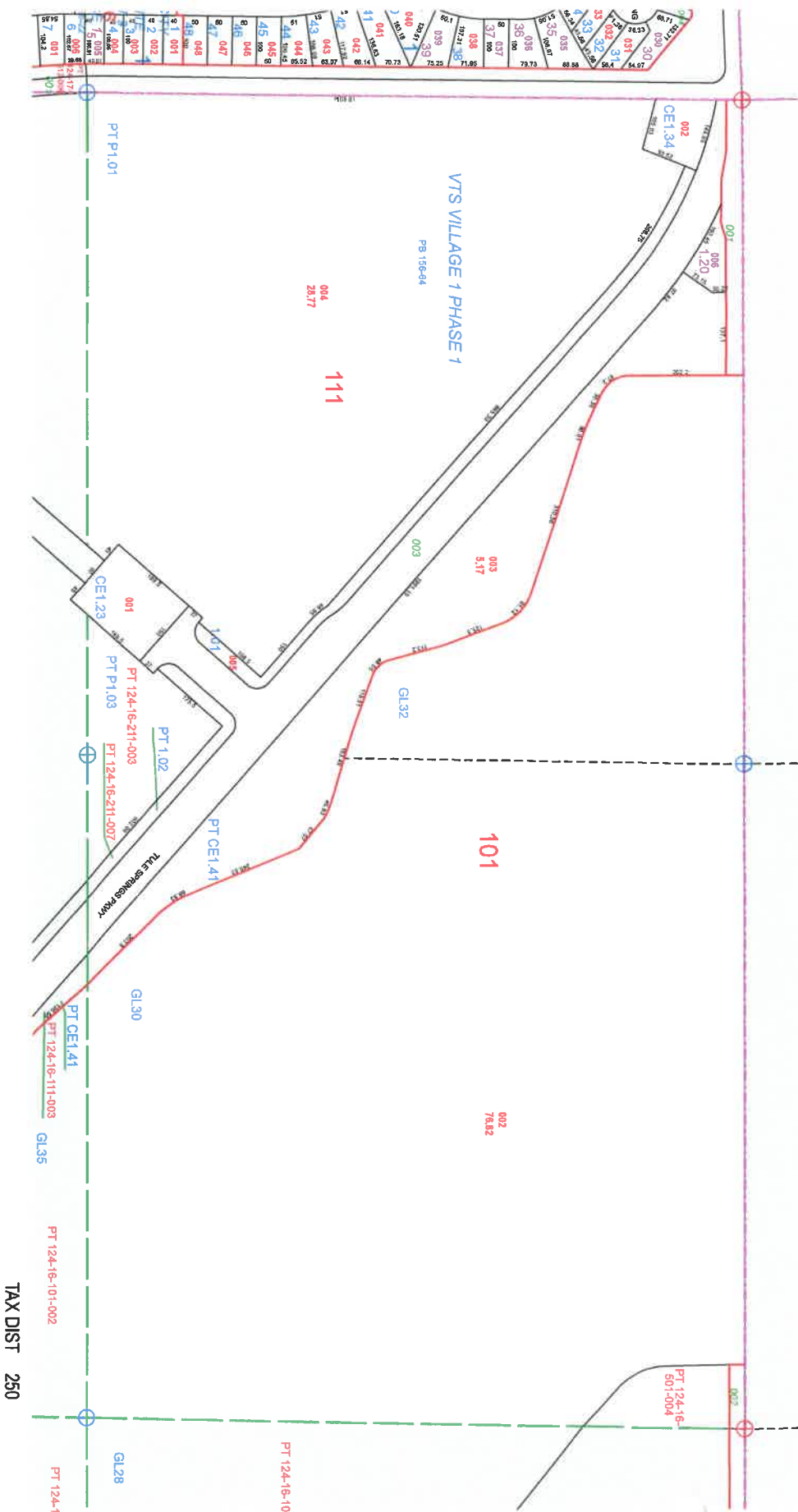
[illegible]

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

Scale: 1" = 200'

SEC.	16
Rev: 2/7/2020	

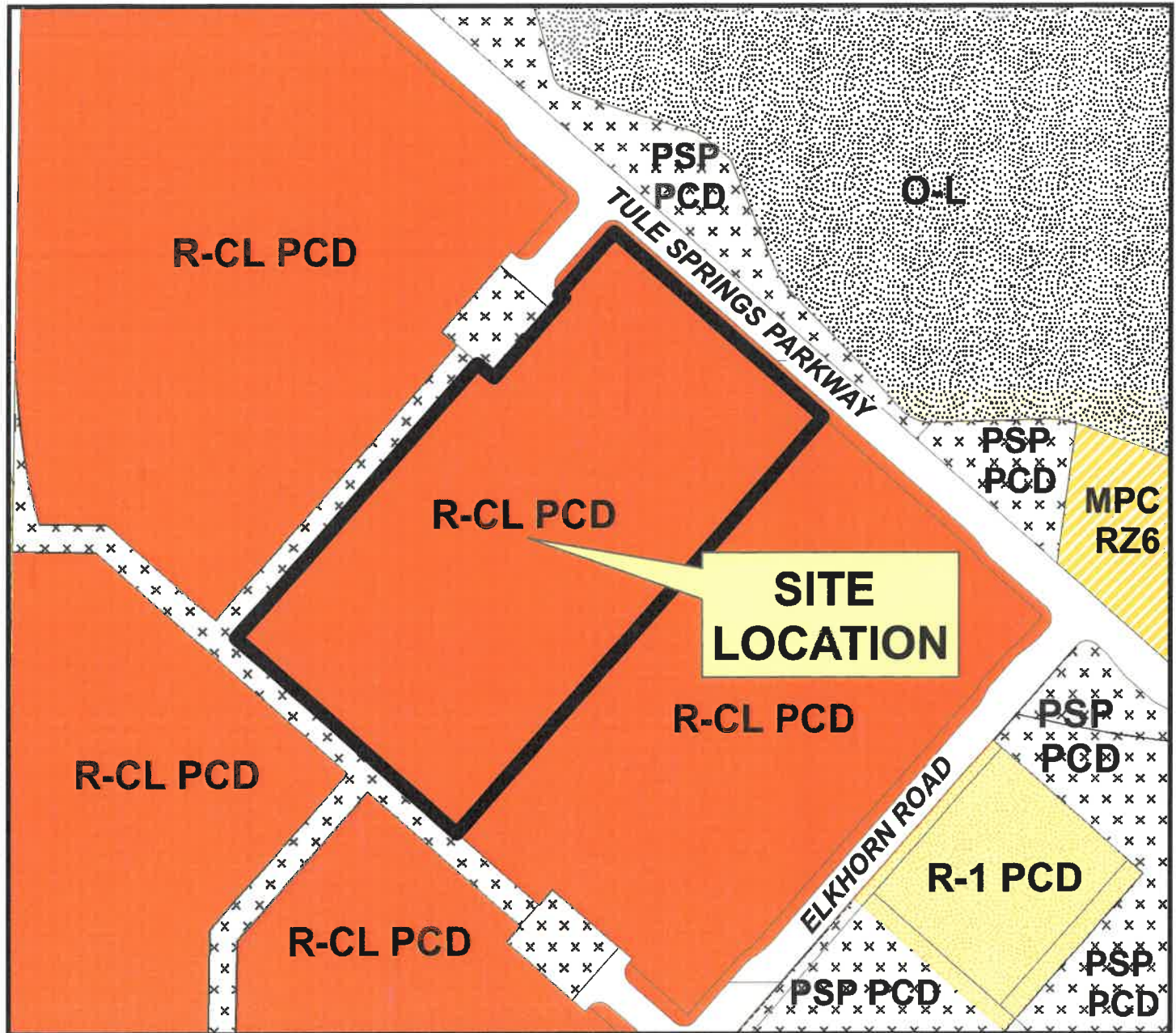
MAP	N2 NW 4			
8	4		8	4
6	1		5	1
6	2		6	2
7	3		7	3
8	4		8	4
5	1		5	1





THE CITY OF NORTH LAS VEGAS

Location & Zoning Map



Applicant: DR Horton
Application: Tentative Map
Request: To Allow a 120-Lot, Single-Family Subdivision
Project Info: Approximately 480 feet northwest of Elkhorn Road along
Tule Springs Parkway
Case Number: T-MAP-09-2021

4/08/2021

