

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-11-2021 **Villages at Tule Springs – Parcel 1.05**
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. Elkhorn Road
 - b. Golden Buckwheat Drive
 - c. Niles Wild Drive
 - d. Tule Springs Parkway
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

W.O # 8089-1

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

Attention: Planning Department

Subject: Parcel 1.05- The Villages at Tule Springs (Letter of Intent)
RE: APN: 124-16-312-001 – 12.13 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 68-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 12.13 +-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-11-2021

REVISED

04/21/2021

T-MAP-11-2021

The Project

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

The plans depict a proposed single-family residential development consisting of 68 residential lots on approximately 12.13 +/- acres for an overall density of 5.61 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 Elkhorn Road. Elkhorn Road Parkway is planned to be a 72-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 "3rd 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 68-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 three (3) 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 2,434 to 2,989 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

T-MAP-11-2021

Public Utilities

Sanitary Sewer

Sewer service is to be provided from future eight-inch (8") eight-inch sanitary sewer line located in Elkhorn Road. This parcel is planned to connect to sewer lines through Parcel 1.02 and 1.03 and 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 in the adjacent parcels. Parcel 1.02 and Parcel 1.04 consists of (8) eight-inch lines. 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.

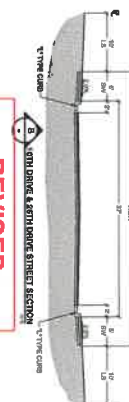
We thank you in advance for your time and consideration. If you have any questions or comments, please feel free to contact me at 702-873-7550.

Sincerely,

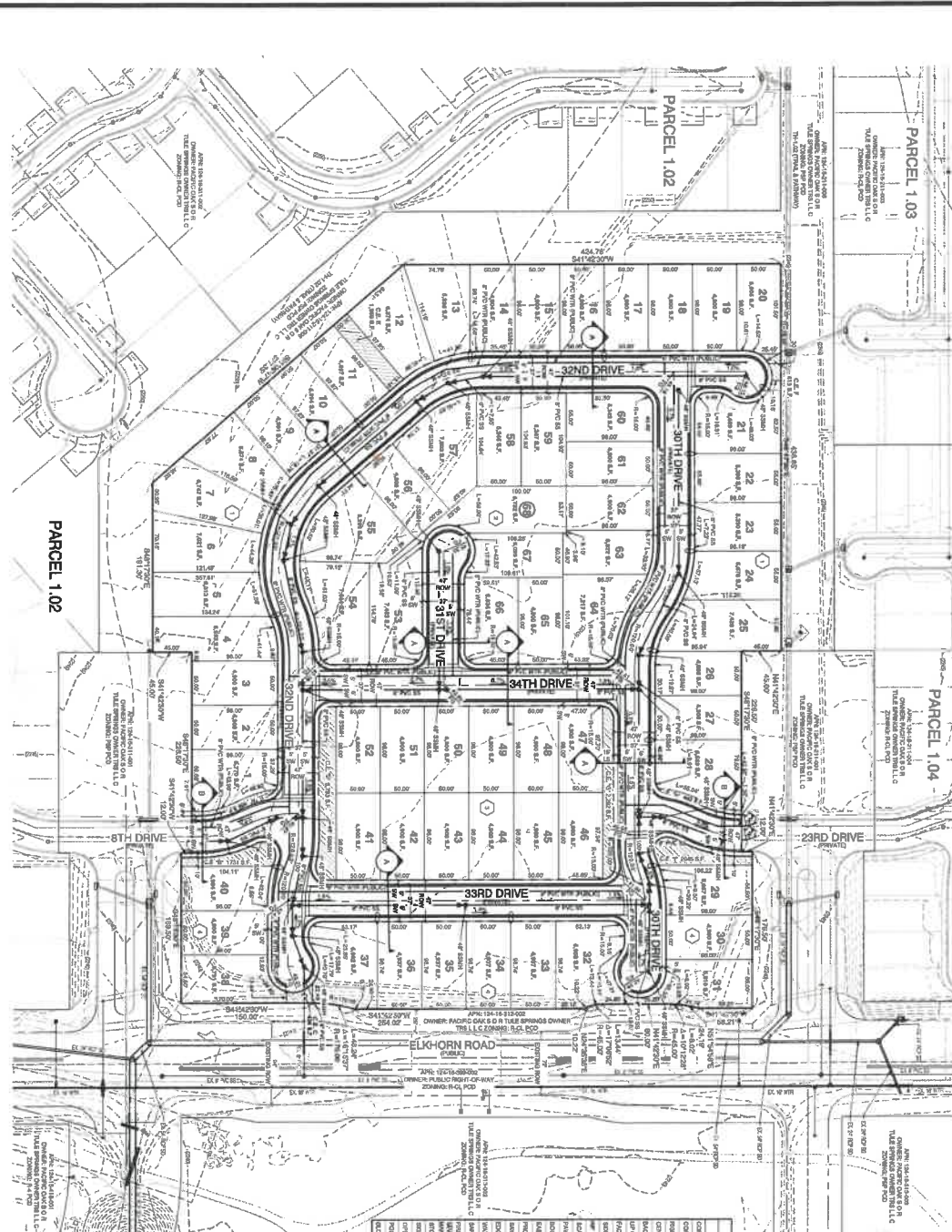
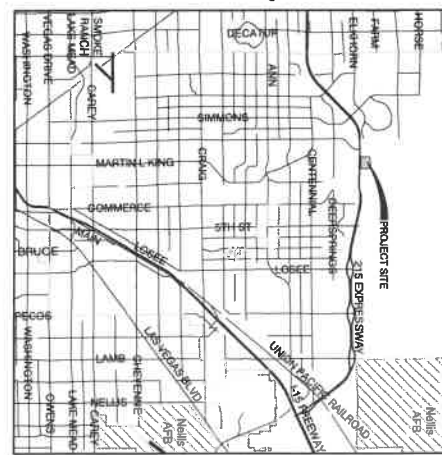
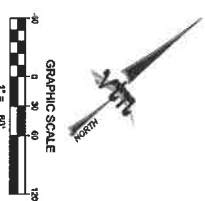
Jeffrey Armstrong

**Jeffrey Armstrong
Planning Manager**

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



I-MAP-11-2021

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TENTATIVE MAP

**THE VILLAGE @ TULE SPRINGS
PARCEL 1.05**

D.R. HORTON
1051 WHITNEY RANCH
HENDERSON, NEVADA 89011
702-255-5800

CITY OF NORTH LAS VEGAS

VTN 2727 SOUTH RAINBOW BOULEVARD
LAS VEGAS, NEVADA 89146-5148
PH: (702) 879-7350 FAX: (702) 363-0267 WEB: WWW.VTNEW.COM
CONSULTING ENGINEERS IN ALL ASPECTS OF LAND SURVEYING

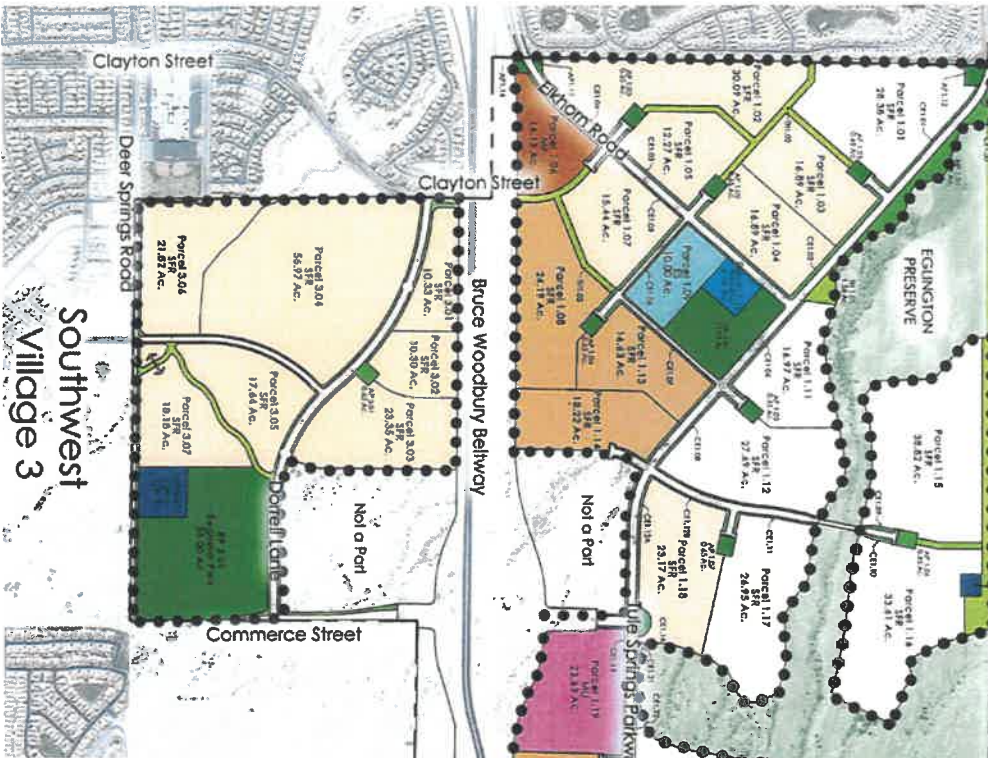
04/21/2021
 SHEET
 1 OF 1 SHEETS
 DRAWING NO.

DRAWN BY: SOC		4/15/2021
DESIGNED BY: SOC		4/15/2021
CHECKED BY: DLE		4/15/2021
PROJECT NO: 8009	SCALE: 1"=5' HORIZ. 1/8"=1'-0" VERT.	

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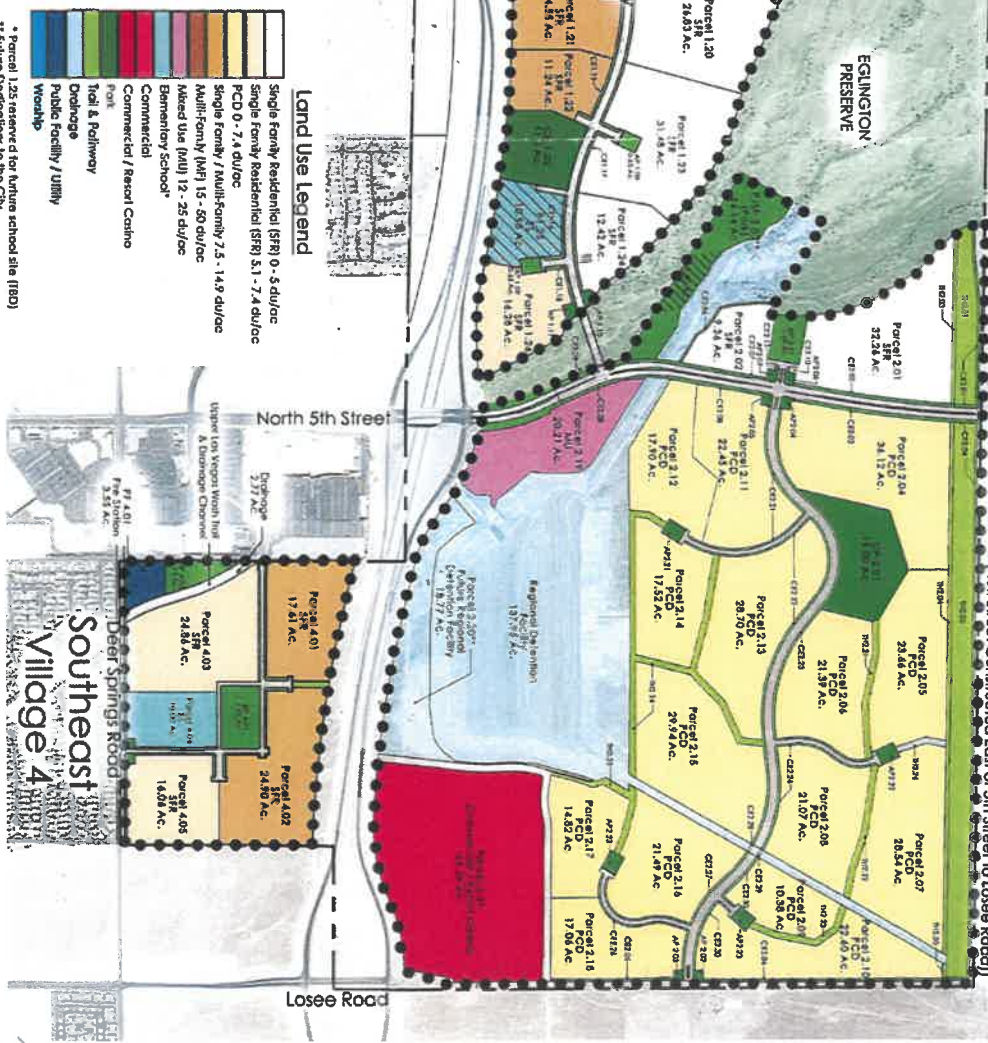
Northwest Village 1

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



Northwest Village 2

Grand Teton Drive (Half Street Constructed East of 5th Street to Losee Road)



Land Use Legend

- Single Family Residential (SFR) 0 - 5 du/ac
- Single Family Residential (SFR) S1 - 7.4 du/ac
- PCD 0 - 7.4 du/ac
- Single Family / Multi-Family 7.5 - 14.9 du/ac
- Multi-Family (MF) 15 - 50 du/ac
- Mixed Use (MU) 12 - 25 du/ac
- Elementary School*
- Commercial
- Connected / Retail Center
- Public
- Hotel & Railway
- Drainage
- Public Facility / Utility
- Woods

* Parcel 1.25 reserved for future school site (RSD)
** Future Dedication to the City

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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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 (EET) WHEN MAP IS REDUCED FROM 11X17 ORIGINAL.

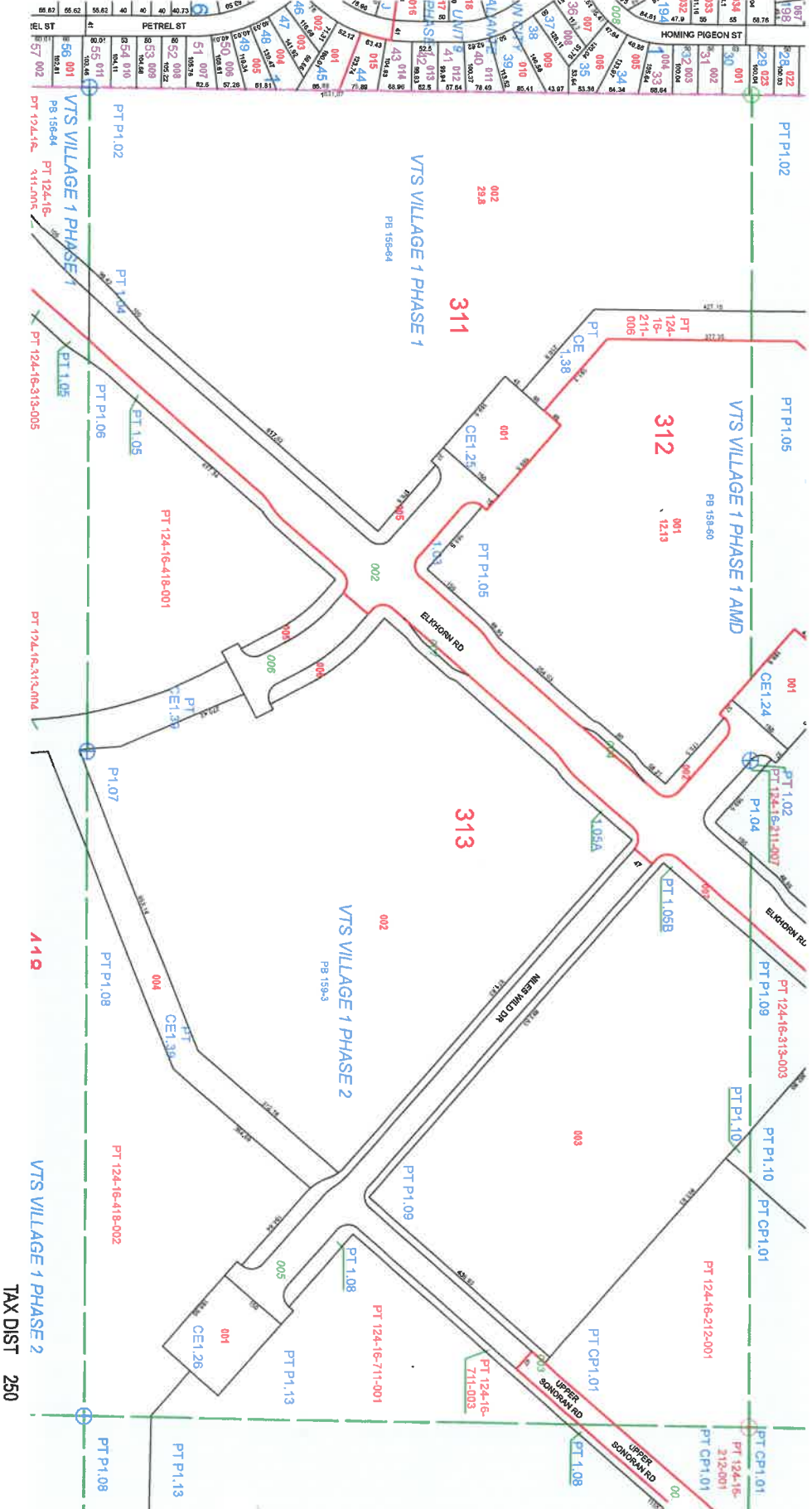
MAP LEGEND

- PARCEL BOUNDARY
- SUB BOUNDARY
- ROAD EASEMENT
- MITCH / LEADER LINE
- HISTORIC LOT LINE
- HISTORIC SUB BOUNDARY
- SECTION LINE
- CONDOMINIUM UNIT
- AIR SPACE PCL
- RIGHT OF WAY PCL
- SUB-SURFACE PCL
- 207 ROAD PARCEL NUMBER
- 202 PARCEL NUMBER
- 202 PARCEL SUBSEQUENCE NUMBER
- 202 PARCEL RECORDING NUMBER
- 5 BLOCK NUMBER
- 5 LOT NUMBER
- 5 GOV. LOT NUMBER

BOOK	T19S R6T1E
100	101 102
125	124 123
138	139 140

16	16
1	2
3	4
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9	10
11	12
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29	30
31	32

N 2 SW 4	124-16-3
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27	28
29	30
31	32



TAX DIST 250

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

0 100 200 400 600

Briana Johnson - Assessor

PARCEL BOUNDARY	CONDOMINIUM UNIT	007 ROAD PARCEL NUMBER
SUB BOUNDARY	AIR SPACE POL	100 PARCEL NUMBER
PAVED ROADWAY	RIGHT OF WAY POL	1.00 ACRES
WATER		200 PARCEL SUBSIST NUMBER
WATER	SUB-SURFACE POL	300 PLAT RECORDING NUMBER
MATCH / LEADER LINE		400 LOT NUMBER
HISTORIC LOT LINE		5 LOT NUMBER
HISTORIC SUB BOUNDARY		600 LOT NUMBER
HISTORIC PLAT BOUNDARY		700 LOT NUMBER
SECTION LINE		800 LOT NUMBER

BOOK

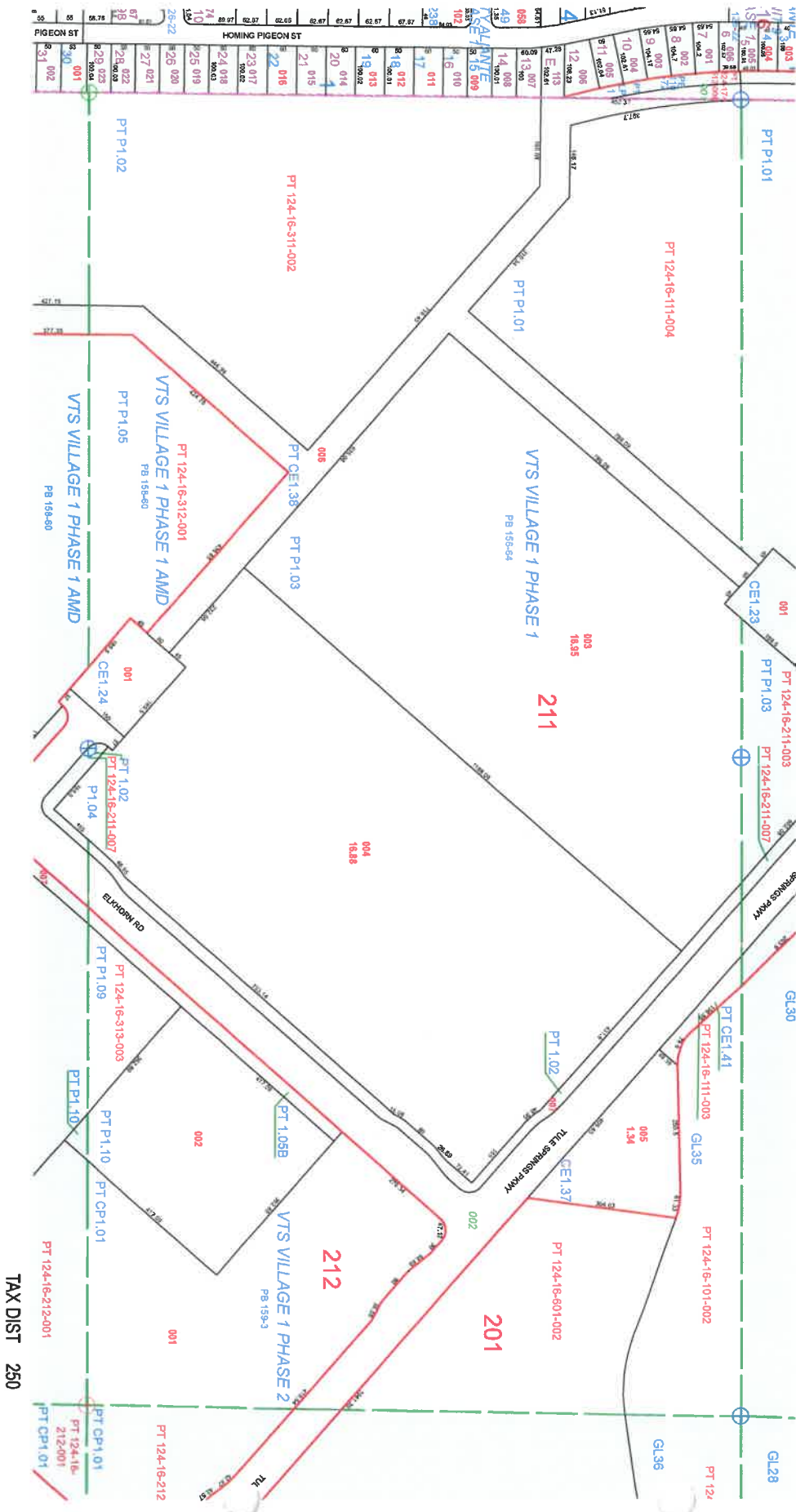
T19S R61E

100	101	102
125	124	123
138	139	140

Scale: 1" = 200'

16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31
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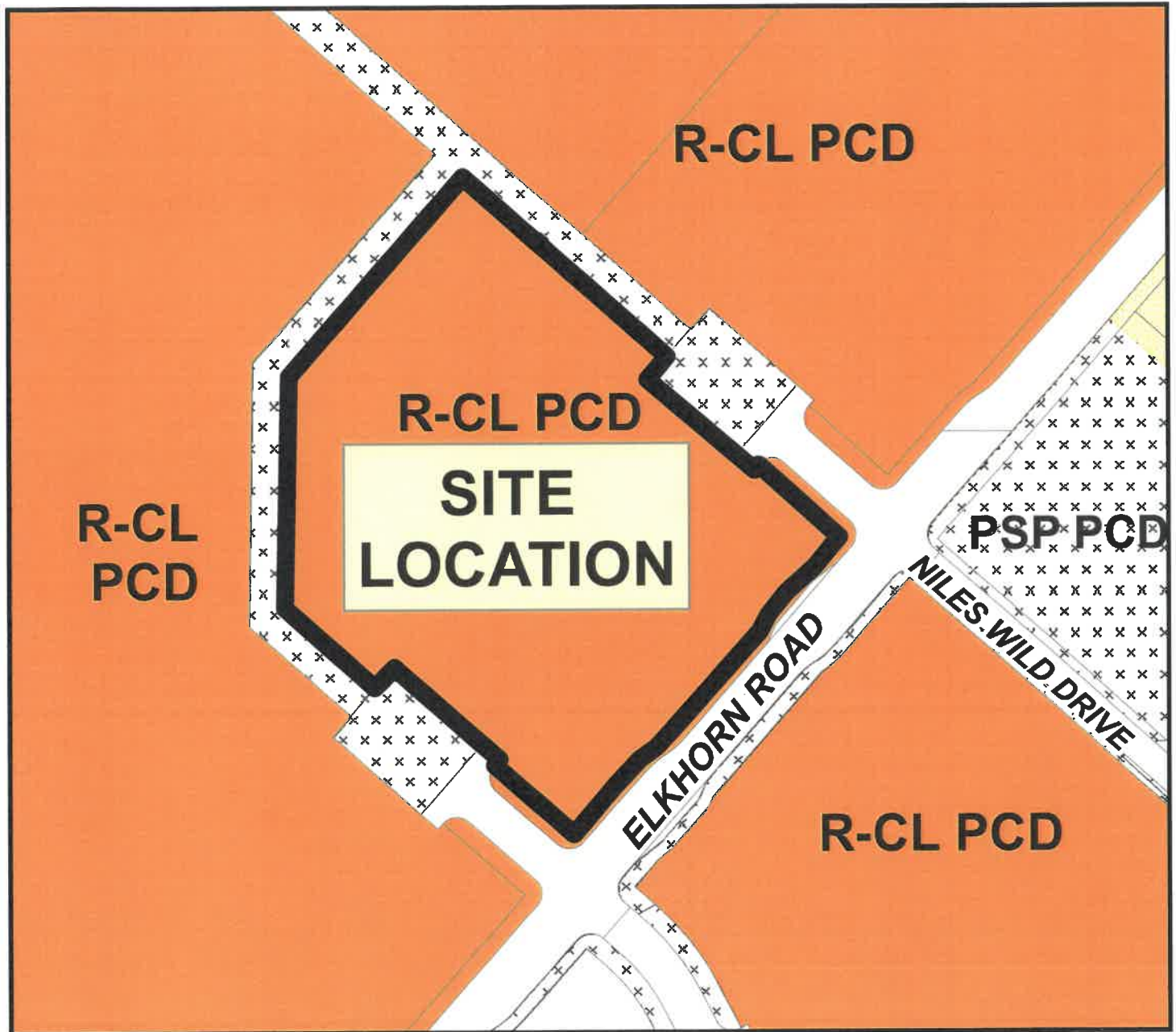
MAP		S 2 NW 4	
8	4	8	4
5	1	5	1
6	2	6	2
7	3	7	3
8	4	8	4
5	1	5	1





THE CITY OF NORTH LAS VEGAS

Location & Zoning Map



0 150 300 600 900 1,200 1,500 Feet

Applicant: DR Horton
Application: Tentative Map
Request: To Allow a 68-Lot, Single-Family Subdivision
Project Info: Northwest corner of Elkhorn Road and Niles Wild Drive
Case Number: T-MAP-11-2021

4/08/2021

