

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-13-2021 **Villages at Tule Springs – Parcel 1.07**
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.

April 26, 2021

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
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.

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 30, 2021

Robert Eastman
City of North Las Vegas, Planning and Zoning Department
2250 North Las Vegas Boulevard
North Las Vegas, NV 89030

SUBJECT: Villages at Tule Springs Parcel 1.07

Dear Mr. Eastman:

On behalf of DR Horton, we provide this Letter of Intent and associated application package for Villages at Tule Springs, a proposed residential subdivision located at the southeast corner of Elkhorn Road and Niles Wild Drive in the City of North Las Vegas. We respectfully request the City's approval of the **Tentative Map** accompanying this Letter of Intent for the City's review and approval.

The property comprises 15.17 gross acres bounded on all sides by future roads and trails as part of the Tule Springs Master Plan. To the north is future R-CL development across Elkhorn Road. To the east is a future PSP development across Niles Wild Drive. To the south is a future R-2 development across the future trail and to the south is a future R-4 development across Golden Buckwheat Drive and trail. The project will yield a density of 6.26 lots/acre.

The project consists of 95 single-family lots together with 5 common lots containing open space meeting the minimum requirements of the Tule Springs Development Standards. Typical lot size is 50' wide x 95' deep resulting in a 4,750 SF average lot size where 3600 SF is the minimum lot size allowable within the RCL zoning designation. The minimum lot size is 50' x 90' resulting in a 4,500 SF minimum lot size.

Onsite streets will be 47' wide, public and with parking both sides. The improvements will include landscape treatments and attached sidewalk. The development will result in a continuous connection of the surrounding Tule Springs Master Plan.

The project is in line with the goals of the Tule Springs Master Plan Community guidelines. We respectfully request the City's approval of the Tentative Map.

Please do not hesitate to contact me with any questions or if additional information is needed.

Sincerely,

Anthony Deleon, P.E.
Project Manager, Horrocks Engineers
P: 702-325-7796 | E: anthony.deleon@horrocks.com

702-966-4063 | Horrocks.com
1401 North Green Valley Parkway, Suite 160, Henderson, NV 89074

VILLAGES AT TULE SPRINGS
PARCEL 1.07

located in



Share Community of Choice

A map of the Pacific Northwest region of the United States, showing the states of California, Oregon, Idaho, and Utah. The study area is highlighted in blue in the northernmost part of Oregon, near the border with California. The map includes labels for the states and major cities: San Francisco, Portland, Eugene, Salem, Medford, and Ashland. The study area is located in the northernmost part of Oregon, near the border with California.

SITE DATA	
APN NUMBER:	124-16-31-002
GROSS AREA:	45,174 ACRES
CURRENT ZONING:	NOI-PD
PERMITTED LAND USE:	99% R-17-A DURING
TOTAL LOT COUNT:	56 SINGLE-FAMILY LOTS
	5 COMMERCIAL LOTS
TOTAL DENSITY:	1.20 DPMAC
OVERALL GRADE REGULATORY	51,080 SF
(SEE PLANS FOR DETAILS)	
MINIMUM LOT SIZE:	4,500 SF

CITY OF NORTH LAS VEGAS BENCHMARK NO. 516143
1" DIAMETER CONCRETE MONUMENT APPROX. 50 FEET SOUTH AND 140
FEET WEST OF THE NORTH QUARTER CORNER OF SECTION 16-19-61,
A 6.677 ACRES OF BORELSON DOWNS

NORTH 89°35'02" WEST BEING THE NORTH LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 16, TOWNSHIP 19 SOUTH, RANGE 61 EAST, MDLM. CITY OF NORTH LAS VEGAS, CLARK COUNTY, NEVADA, AS SHOWN BY MAP THEREOF ON FILE IN THE CLARK COUNTY

86 UNITS X 250 GPD/UNITS = 23,750 GPD
TOTAL AVERAGE CONTRIBUTION=23,750 GPD = 0.0236
TOTAL PEAK FLOW= 0.00236 MGD X 3.23 (PEAK FACTOR) = 0.0786

WATER:	CITY OF NORTH LAS VEGAS
SEWER:	CITY OF NORTH LAS VEGAS
SOLID WASTE:	REPUBLIC SERVICES
POWER:	ANY ENERGY
TELEPHONE:	CENTURYLINK
NATURAL GAS:	SOUTHWEST GAS

SOLID WASTE:	REPUBLIC SERVICES
POWER:	NY ENERGY
TELEPHONE:	CENTURYLINK
NATURAL GAS:	SOUTHWEST GAS

811 Call
 1-800-227-2600

PAINTERS
 1-702-227-2929

Undercar
 1-702-432-...

KBS BOR TULE SPRINGS OWNER TRS LLC
3200 PARK CENTER DRIVE, SUITE 600

COSSIA MESSA, CA 92628
(949) 797-0306
CONTACT: BRIAN RAGSDALE
EMAIL: bmgard@bigpoo-cork.com

D.R. HORTON
1081 WATNEY RANCH DR., ST
HENDERSON, NV 89014
(702) 655-3430
CONTACT: JEFF STEVENS
EMAIL: J.Stevens@drhorton.com

HORROCKS ENGINEERS
1401 N. GREEN VALLEY PKWY., SUITE 100
HENDERSON, NV 89074
702/866-4063
CONTACT: ANTHONY DELEON, PE
ANTHONY.DELEON@HORROCKS.COM

1

PROJECT
LOCATION

SEVERE S

7

PL

1

1401 N. Green Valley Pkwy., Suite 16
Henderson, NV 89074
(702) 956-4063
www.horrocks.com

IF THIS BAR DOES NOT
MEASURE 2" THEN
DRAWING IS NOT TO SCALE

EY#	DATE

DATE	3/11/20
DESIGNATED	AC
CHARGE	ACD
CHARGE	CVR

A circular professional engineer seal for the State of Florida. The outer ring contains the text "PROFESSIONAL ENGINEER STATE OF FLORIDA". Inside the ring, it says "No. 025115". In the center, there is a smaller circle containing the text "JAMES M. JONES P.E." and "CIVIL ENGINEER".

CITY OF NORTH LAS VEGAS

OVER SHEET

211 121 10 210 202

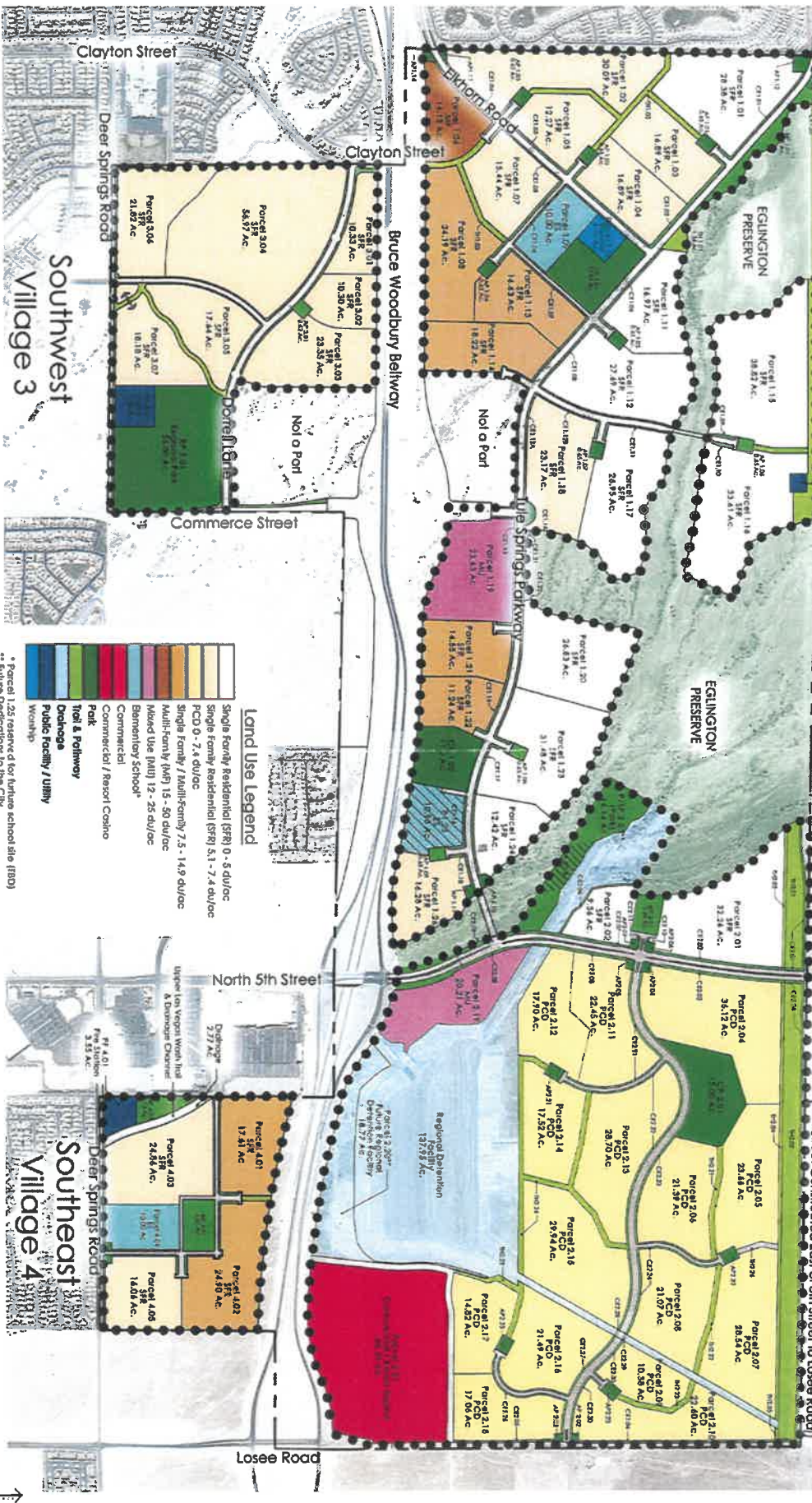
Northwest Village 1

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

PF 1.01 - Utility
1.02 Ac.

Northwest Village 2

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



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	6.29	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

MAP LEGEND

	CONDOMINIUM UNIT		207	ROAD	PARCEL NUMBER
	SUB BOUNDARY				PARCEL NUMBER
	PAVED BOUNDARY		1.00	ACREAGE	
	ROAD EASEMENT				
	WATCH / LEADER LINE				
	HISTORIC LOT LINE				
	HISTORIC SUB BOUNDARY				
	HISTORIC PHASE BOUNDARY				
	SECTION LINE				

ASSessor's PARCELS - CLARK COUNTY, NV.
Briana Johnson - Assessor

	207	ROAD	PARCEL NUMBER
			PARCEL NUMBER
	1.00	ACREAGE	
	202	PLAY	PARCEL SURFED NUMBER
			
			
			
			
			

PG 2-40
202
PLAY
RECORDING NUMBER

BLOCK NUMBER
LOT NUMBER
SEC. LOT NUMBER

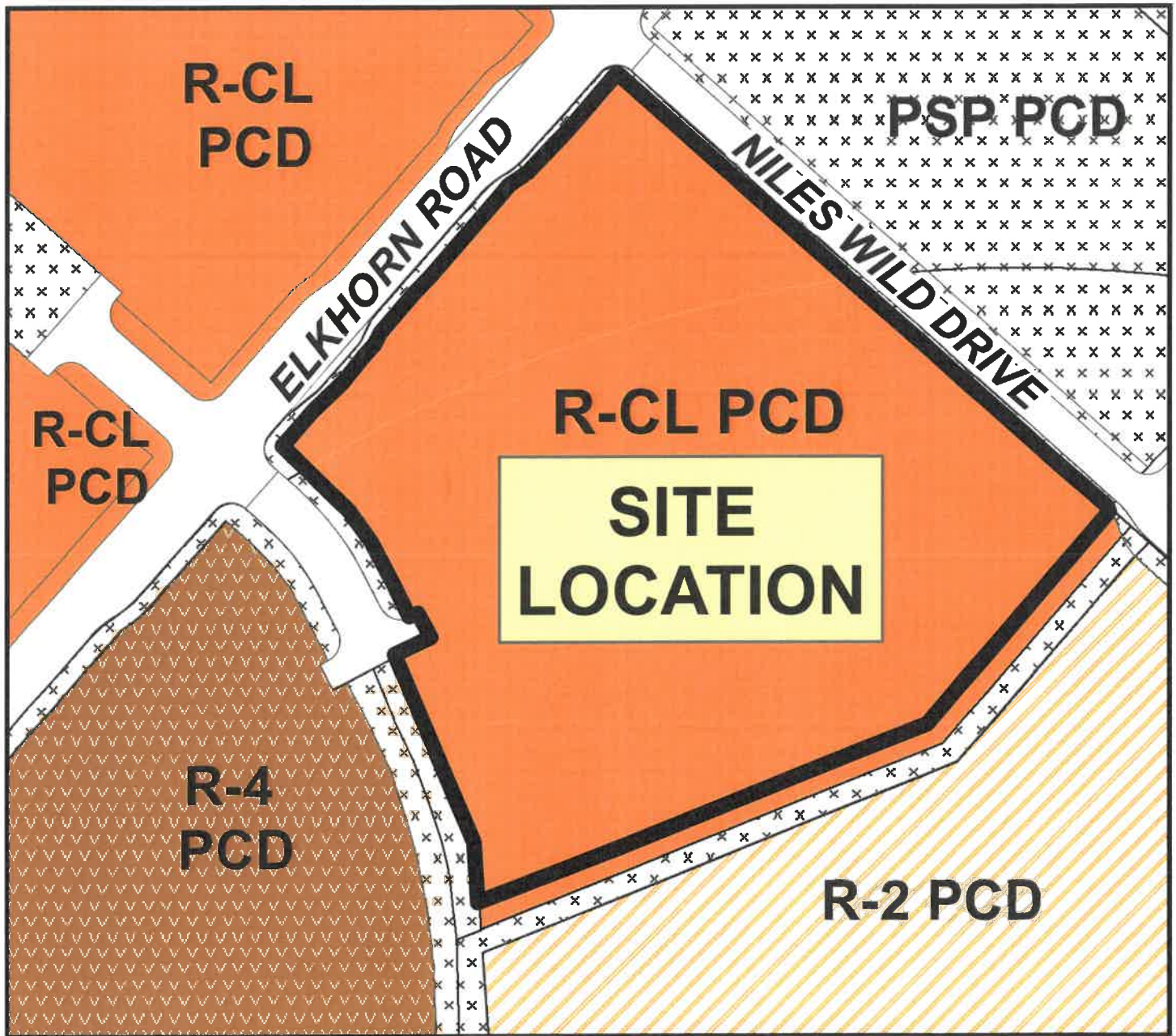
Briana Johnson - Assessor





THE CITY OF NORTH LAS VEGAS

Location & Zoning Map



Applicant: DR Horton
Application: Tentative Map
Request: To Allow a 95-Lot, Single-Family Subdivision
Project Info: Southwest corner of Elkhorn Road and Niles Wild Drive
Case Number: T-MAP-13-2021

4/12/2021

