

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

DRH2104.001

June 29, 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 submit 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 215.

The applicant proposes to develop 65 buildings consisting of 3 units each as a common interest community on the subject site which is 14.02+/- acres. The total unit count is 195. 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-foot minimum.

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



S. Tracy Stratton, Senior Project Manager

REVISED
7/12/2021

D-R-HORTON

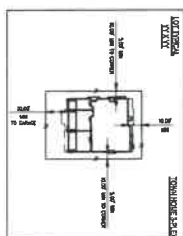
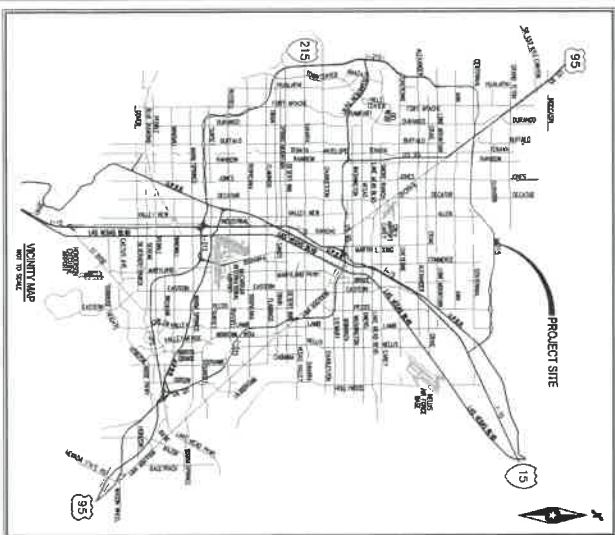
TENTATIVE MAP

FOR

TULE SPRINGS PARCEL 1.06

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

APN 124-16-41B-001

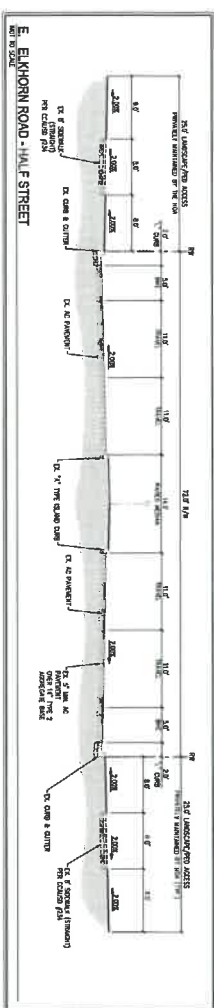
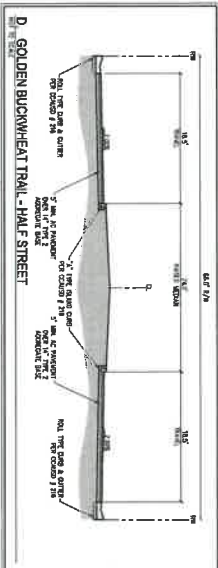
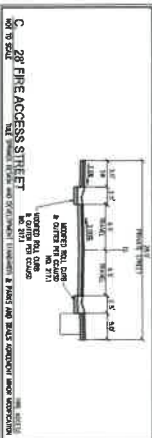
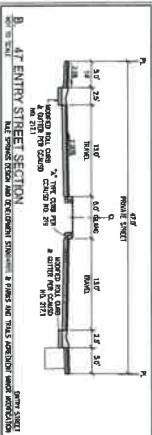
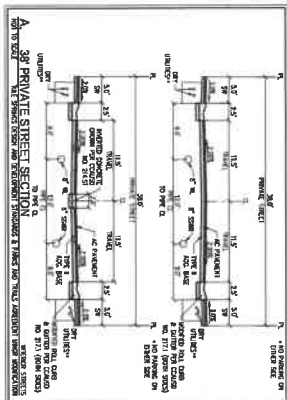


NO.	DESCRIPTION	DATE	BY	APP.	TITLE

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

D-R-HORTON
TULE SPRINGS PARCEL 1.06
TENTATIVE MAP

TYPICAL STREET SECTIONS



BUILDING NOTES

1. BUILDING SETBACKS SHALL BE MAINTAINED.
2. BUILDING SETBACKS SHALL BE MAINTAINED.
3. BUILDING SETBACKS SHALL BE MAINTAINED.

SITE DATA

APPROX. AREA	151.14 AC
APPROX. PERMITS	151.14 AC
APPROX. PERMITS	151.14 AC
APPROX. PERMITS	151.14 AC

ESTIMATED AVERAGE DAILY SEWER CONTRIBUTIONS

1.06 AC PER DAY
1.06 AC PER DAY
1.06 AC PER DAY

SETBACKS

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

DISCLAIMER NOTE

THESE NOTES ARE FOR INFORMATIONAL PURPOSES ONLY. THEY DO NOT CONSTITUTE A WARRANTY OR GUARANTEE OF ANY KIND. THE USER OF THESE NOTES SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

LEGAL DESCRIPTION

THE PROPERTY DESCRIBED HEREIN IS A COMMON INTEREST COMMUNITY LOCATED IN THE CITY OF NORTH LAS VEGAS, NEVADA. THE PROPERTY IS BOUND BY THE FOLLOWING: TO THE NORTH BY THE CITY OF NORTH LAS VEGAS; TO THE SOUTH BY THE CITY OF NORTH LAS VEGAS; TO THE EAST BY THE CITY OF NORTH LAS VEGAS; TO THE WEST BY THE CITY OF NORTH LAS VEGAS.

BENCHMARK

THE BENCHMARK FOR THIS PROJECT IS THE NORTH LAS VEGAS BENCHMARK, WHICH IS A 1.00' BENCHMARK. THE BENCHMARK IS LOCATED AT THE INTERSECTION OF THE CITY OF NORTH LAS VEGAS AND THE CITY OF NORTH LAS VEGAS.

BASIS OF BEARINGS

THE BEARINGS FOR THIS PROJECT ARE BASED ON THE NORTH LAS VEGAS BENCHMARK, WHICH IS A 1.00' BENCHMARK. THE BEARINGS ARE BASED ON THE NORTH LAS VEGAS BENCHMARK, WHICH IS A 1.00' BENCHMARK. THE BEARINGS ARE BASED ON THE NORTH LAS VEGAS BENCHMARK, WHICH IS A 1.00' BENCHMARK.

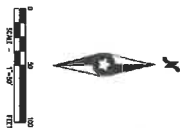
FIELD FLOOD ZONE INFORMATION

THE FIELD FLOOD ZONE INFORMATION FOR THIS PROJECT IS BASED ON THE NORTH LAS VEGAS BENCHMARK, WHICH IS A 1.00' BENCHMARK. THE FIELD FLOOD ZONE INFORMATION IS BASED ON THE NORTH LAS VEGAS BENCHMARK, WHICH IS A 1.00' BENCHMARK. THE FIELD FLOOD ZONE INFORMATION IS BASED ON THE NORTH LAS VEGAS BENCHMARK, WHICH IS A 1.00' BENCHMARK.

- NOTES**
1. THE PROJECT SITE IS A COMMON INTEREST COMMUNITY LOCATED IN THE CITY OF NORTH LAS VEGAS, NEVADA.
 2. THE PROJECT SITE IS A COMMON INTEREST COMMUNITY LOCATED IN THE CITY OF NORTH LAS VEGAS, NEVADA.
 3. THE PROJECT SITE IS A COMMON INTEREST COMMUNITY LOCATED IN THE CITY OF NORTH LAS VEGAS, NEVADA.
 4. THE PROJECT SITE IS A COMMON INTEREST COMMUNITY LOCATED IN THE CITY OF NORTH LAS VEGAS, NEVADA.
 5. THE PROJECT SITE IS A COMMON INTEREST COMMUNITY LOCATED IN THE CITY OF NORTH LAS VEGAS, NEVADA.
 6. THE PROJECT SITE IS A COMMON INTEREST COMMUNITY LOCATED IN THE CITY OF NORTH LAS VEGAS, NEVADA.
 7. THE PROJECT SITE IS A COMMON INTEREST COMMUNITY LOCATED IN THE CITY OF NORTH LAS VEGAS, NEVADA.
 8. THE PROJECT SITE IS A COMMON INTEREST COMMUNITY LOCATED IN THE CITY OF NORTH LAS VEGAS, NEVADA.
 9. THE PROJECT SITE IS A COMMON INTEREST COMMUNITY LOCATED IN THE CITY OF NORTH LAS VEGAS, NEVADA.
 10. THE PROJECT SITE IS A COMMON INTEREST COMMUNITY LOCATED IN THE CITY OF NORTH LAS VEGAS, NEVADA.

TM-1
SHEET 1 OF 3

REVISED
7/12/2021

[illegible]



OPEN SPACE ANALYSIS	
NO OF LOTS	200
OPEN SPACE REQUIRED PER LOT	50,000 SF
TOTAL OPEN SPACE REQUIRED	10,000,000 SF
PROPOSED OPEN SPACE	10,750,000 SF
PROPOSED OPEN SPACE PER LOT	53,750 SF

LEGEND	
	ZONED OPEN SPACE
	PARKING STRIPS
60	RESIDUAL MAINTENANCE

Westwood

Phone (702) 264-5200 5725 Sahara Avenue
Fax (702) 264-5399 Suite 100
Las Vegas, NV 89118
www.westwoodps.com

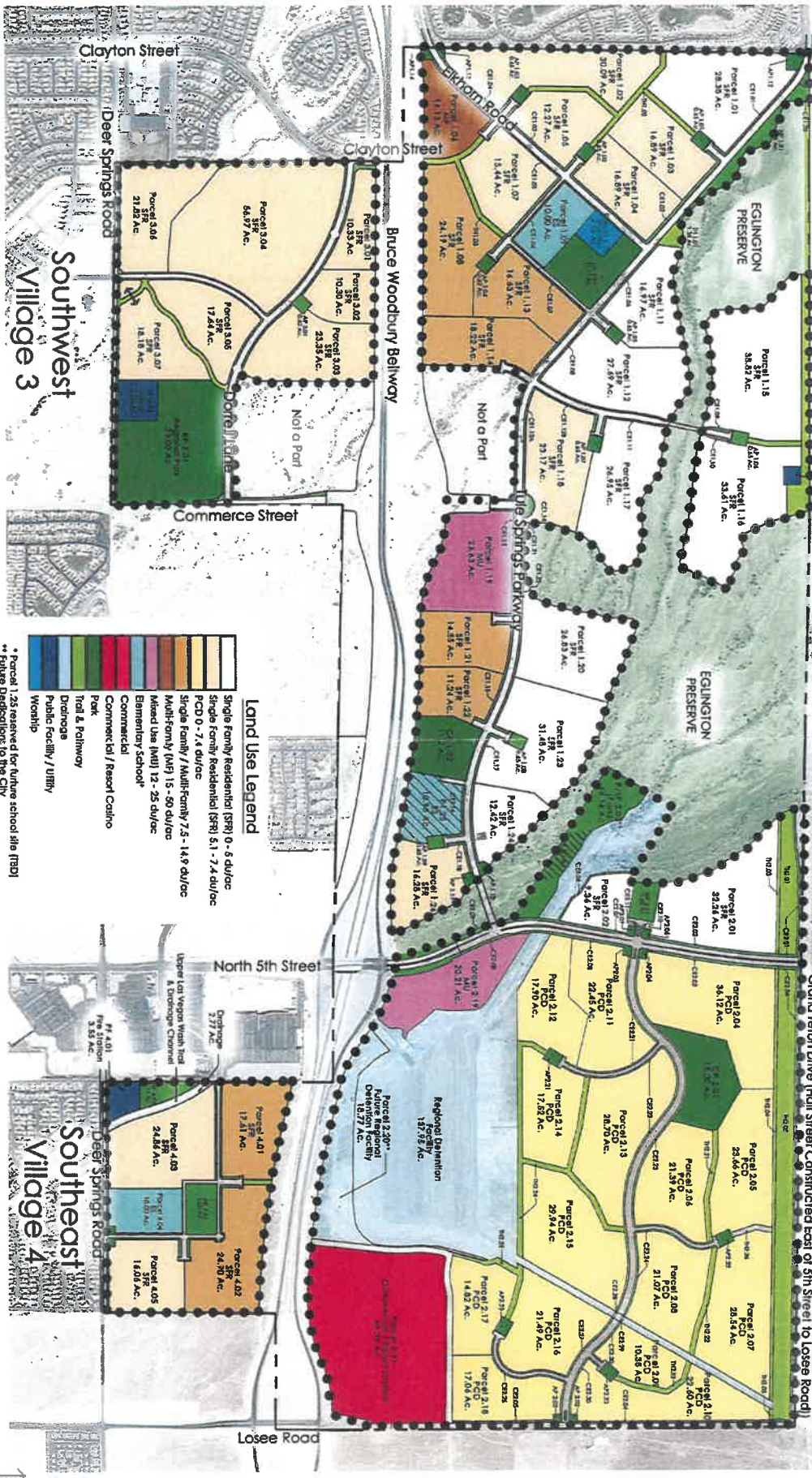
Westwood Professional Services, Inc.

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 Loose Road)



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

This map is for assessment use only and does NOT represent a survey. No liability is assumed for the accuracy of the data depicted 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.

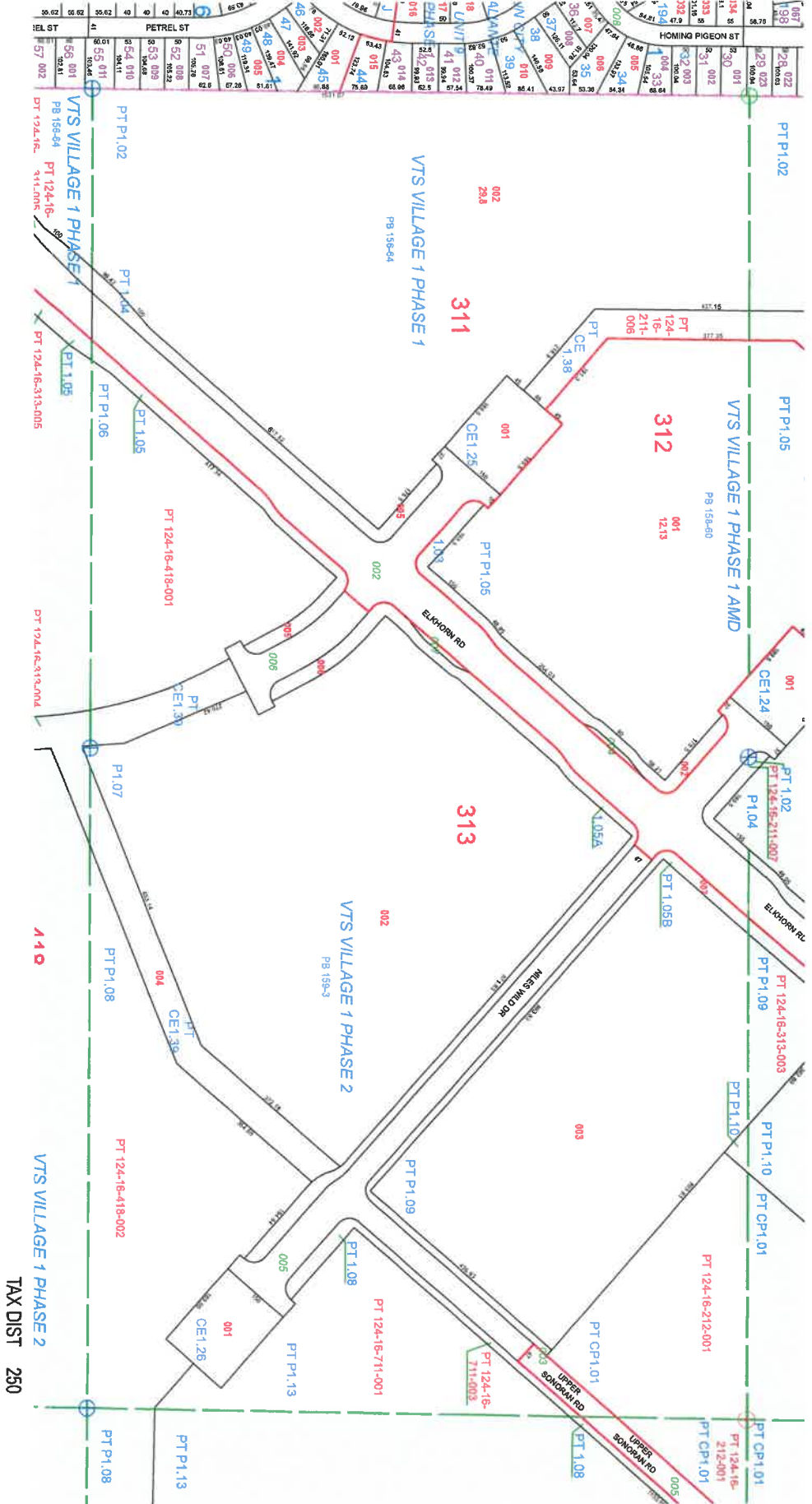
USE THIS SCALE WHEN MAP REDUCED FROM 11X17 ORIGINAL

MAP LEGEND

- PARCEL BOUNDARY
SUB BOUNDARY
PMLD BOUNDARY
ROAD EASEMENT
MATCH / LEADER LINE
HISTORIC LOT LINE
HISTORIC SUB BOUNDARY
HISTORIC PMLD BOUNDARY
SECTION LINE
- CONDOMINIUM UNIT
AIR SPACE PCL
RIGHT OF WAY PCL
SUB-SURFACE PCL
- 007 ROAD PARCEL NUMBER
001 PARCEL NUMBER
1.00 ACREAGE
202 PARCEL SUBSIDED NUMBER
PB 24-45 PLAT RECORDING NUMBER
5 BLOCK NUMBER
GLS GOV. LOT NUMBER

BOOK				PAGE			
119S R61E				16			
100	101	102		1	2	3	4
125	124	123		5	6	7	8
138	139	140		9	10	11	12
141	142	143		13	14	15	16
144	145	146		17	18	19	20
147	148	149		21	22	23	24
150	151	152		25	26	27	28
153	154	155		29	30	31	32
156	157	158		33	34	35	36
159	160	161		37	38	39	40
162	163	164		41	42	43	44
165	166	167		45	46	47	48
168	169	170		49	50	51	52
171	172	173		53	54	55	56
174	175	176		57	58	59	60
177	178	179		61	62	63	64
180	181	182		65	66	67	68
183	184	185		69	70	71	72
186	187	188		73	74	75	76
189	190	191		77	78	79	80
192	193	194		81	82	83	84
195	196	197		85	86	87	88
198	199	200		89	90	91	92
201	202	203		93	94	95	96
204	205	206		97	98	99	100

TAX DIST				REV			
250				27/2020			
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	101	102	103	104
105	106	107	108	109	110	111	112
113	114	115	116	117	118	119	120
121	122	123	124	125	126	127	128
129	130	131	132	133	134	135	136
137	138	139	140	141	142	143	144
145	146	147	148	149	150	151	152
153	154	155	156	157	158	159	160
161	162	163	164	165	166	167	168
169	170	171	172	173	174	175	176
177	178	179	180	181	182	183	184
185	186	187	188	189	190	191	192
193	194	195	196	197	198	199	200



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.

USE THIS SCALE (FEET) WHEN MAP REDUCED FROM 1:17 ORIGINAL



PARCEL BOUNDARY	CONDOMINIUM UNIT	007 ROAD PARCEL NUMBER
PARCEL BOUNDARY	AIR SPACE PCL	001 ROAD PARCEL NUMBER
PARCEL BOUNDARY	RIGHT OF WAY PCL	102 ACRES
MATCH/LEADER LINE	SUB-SURFACE PCL	202 PARCEL SUBSIS. NUMBER
HISTORIC LOT LINE		PB 28-45 PLAT RECORDING NUMBER
HISTORIC P/LD BOUNDARY		5 LOT NUMBER
SECTION LINE		009 GOV. LOT NUMBER

BOOK

179S R61E

SEC

16

MAP

S 2 SW 4

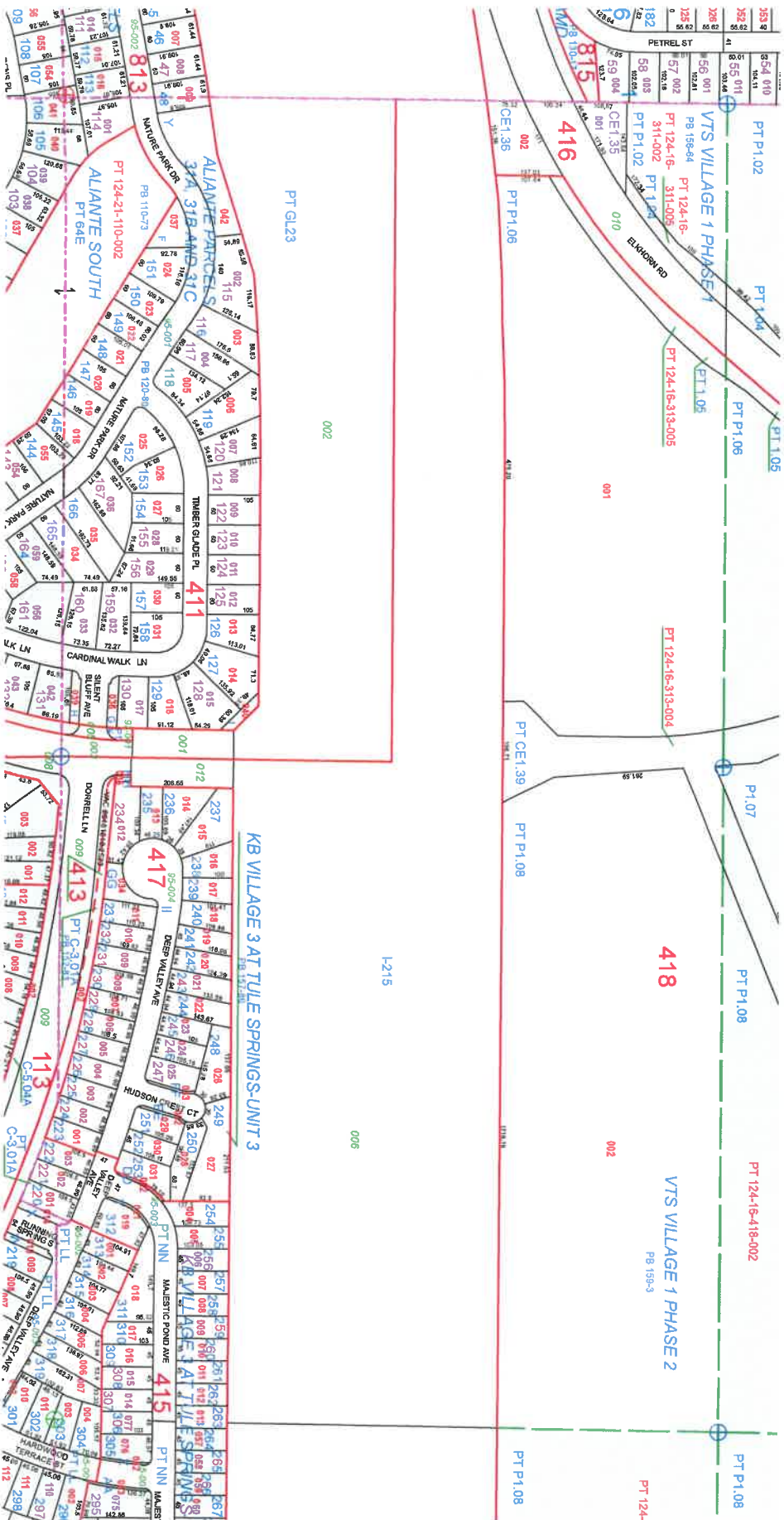
100	101	102
125	124	123
138	139	140

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	101	102	103	104	105	106	107	108
109	110	111	112	113	114	115	116	117	118	119	120
121	122	123	124	125	126	127	128	129	130	131	132
133	134	135	136	137	138	139	140	141	142	143	144
145	146	147	148	149	150	151	152	153	154	155	156
157	158	159	160	161	162	163	164	165	166	167	168
169	170	171	172	173	174	175	176	177	178	179	180
181	182	183	184	185	186	187	188	189	190	191	192
193	194	195	196	197	198	199	200	201	202	203	204
205	206	207	208	209	210	211	212	213	214	215	216
217	218	219	220	221	222	223	224	225	226	227	228
229	230	231	232	233	234	235	236	237	238	239	240
241	242	243	244	245	246	247	248	249	250	251	252
253	254	255	256	257	258	259	260	261	262	263	264
265	266	267	268	269	270	271	272	273	274	275	276
277	278	279	280	281	282	283	284	285	286	287	288
289	290	291	292	293	294	295	296	297	298	299	300

Scale: 1" = 200'

Rev: 2/17/2020

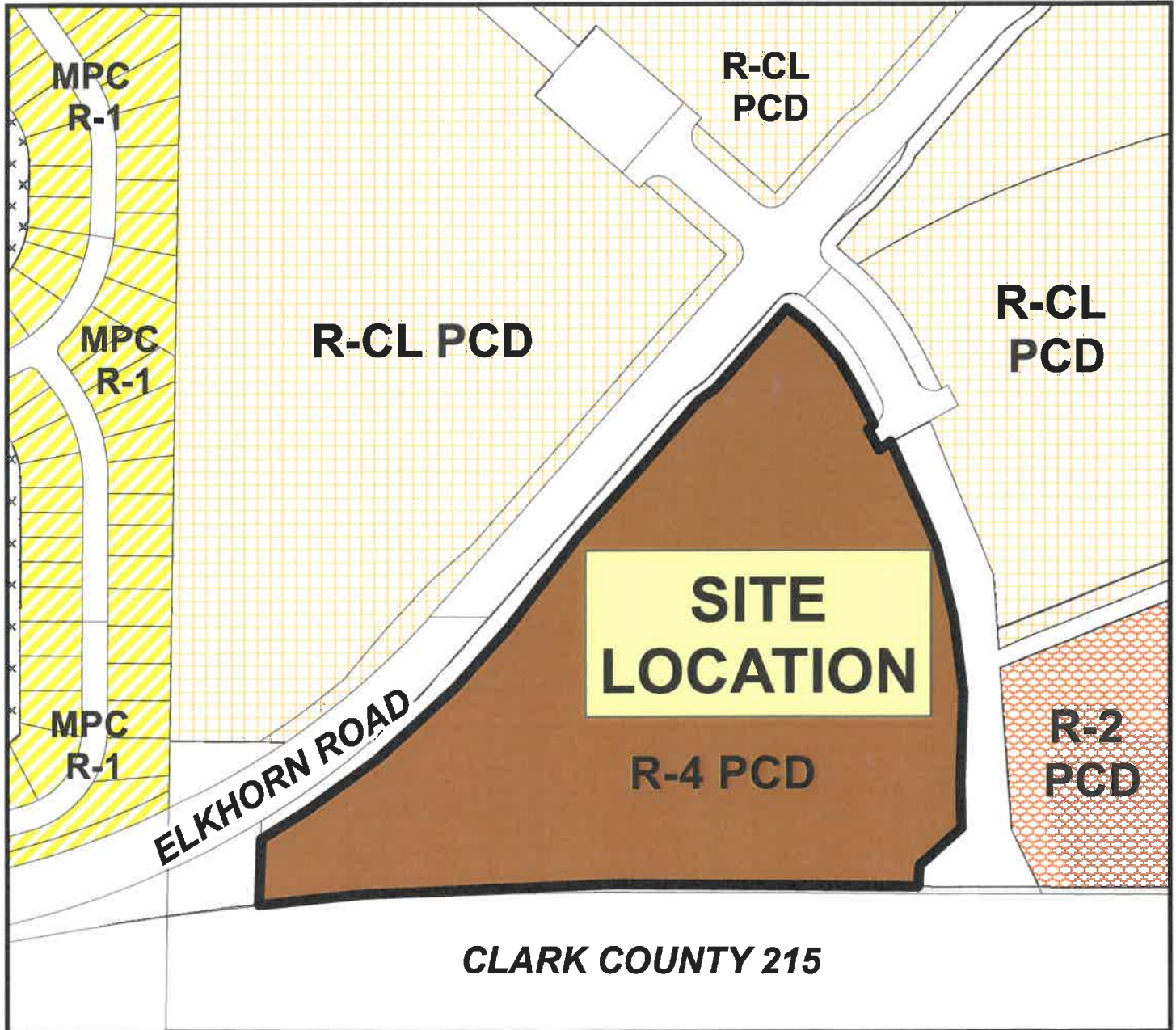


TAX DIST 250



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

