

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-22-2021 **Villages at Tule Springs – Parcel 1.08**
Date: August 26, 2021

The Department of Public Works has reviewed the subject Minor Modification request, and 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*, we 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. The street sections proposed with this development are specific to this subdivision design and product type and shall only apply to Villages at Tule Springs – Parcel 1.08.
4. For local residential streets requiring storm drain, the street width may need to be increased to accommodate the facility and meet all utility separation and maintenance requirements; to be determined during the civil improvement plan review. Consequently, modifications to the site plan resulting in fewer lots may be required. (Ref. CNLV Private Streets Policy for Residential Development)
5. Residential driveway slopes shall not exceed twelve percent (12%) in any case.
6. 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.
7. 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.
8. All driveway geometrics shall be in compliance with the Uniform Standard Drawings for Public Works Construction Off-Site Improvements Drawing Number 222.1 and 222.
9. 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.
10. Revise the stub street at the west end of Valdez Cove and the east end of Foles Bay to include a cul-de-sac with a minimum 24 foot back of curb radius.

11. The west end of Kyle Cove (28') fronting lots 209-212 shall be constructed with pavers.
12. After approval of the fire hydrant locations, the engineer shall provide an exhibit demonstrating that the quantity and location of parking spaces is in compliance with the CNLV Private Streets Policy for Residential Development.
13. The following off-site improvements must be complete prior to final inspection of the first home:
 - a. Elkhorn Road
 - b. Niles Wild Drive
 - c. Tule Springs Parkway
14. The property owner is required to grant roadway easements where public and private streets intersect.
15. All common elements shall be labeled and are to be maintained by the Home Owners Association.
16. The property owner is required to grant a public pedestrian access easement for sidewalk located within a common element when that sidewalk is providing public access adjacent to the right-of-way.
17. 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.
18. The developer shall provide an offsite construction 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.



Duane McNelly, Land Development Coordinator
Department of Public Works

DRH2104.000

July 6, 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 1.08 - Letter of Intent for a Tentative Map
APN Number 124-16-418-002**

To Whom It May Concern,

On behalf of our client, DR Horton, Inc., Westwood Professional Services respectfully submit this Tentative Map application for Parcel 1.08 of The Villages at Tule Springs. The parcel is located at the Southeast corner of Golden Buckwheat Drive and Elkhorn Road adjacent to the 215.

The applicant proposes to develop a 357-unit single family attached/townhome residential community on the subject site which is 24.77+/- acres. The proposed subdivision will consist of 3 and 4 unit townhome buildings.

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.

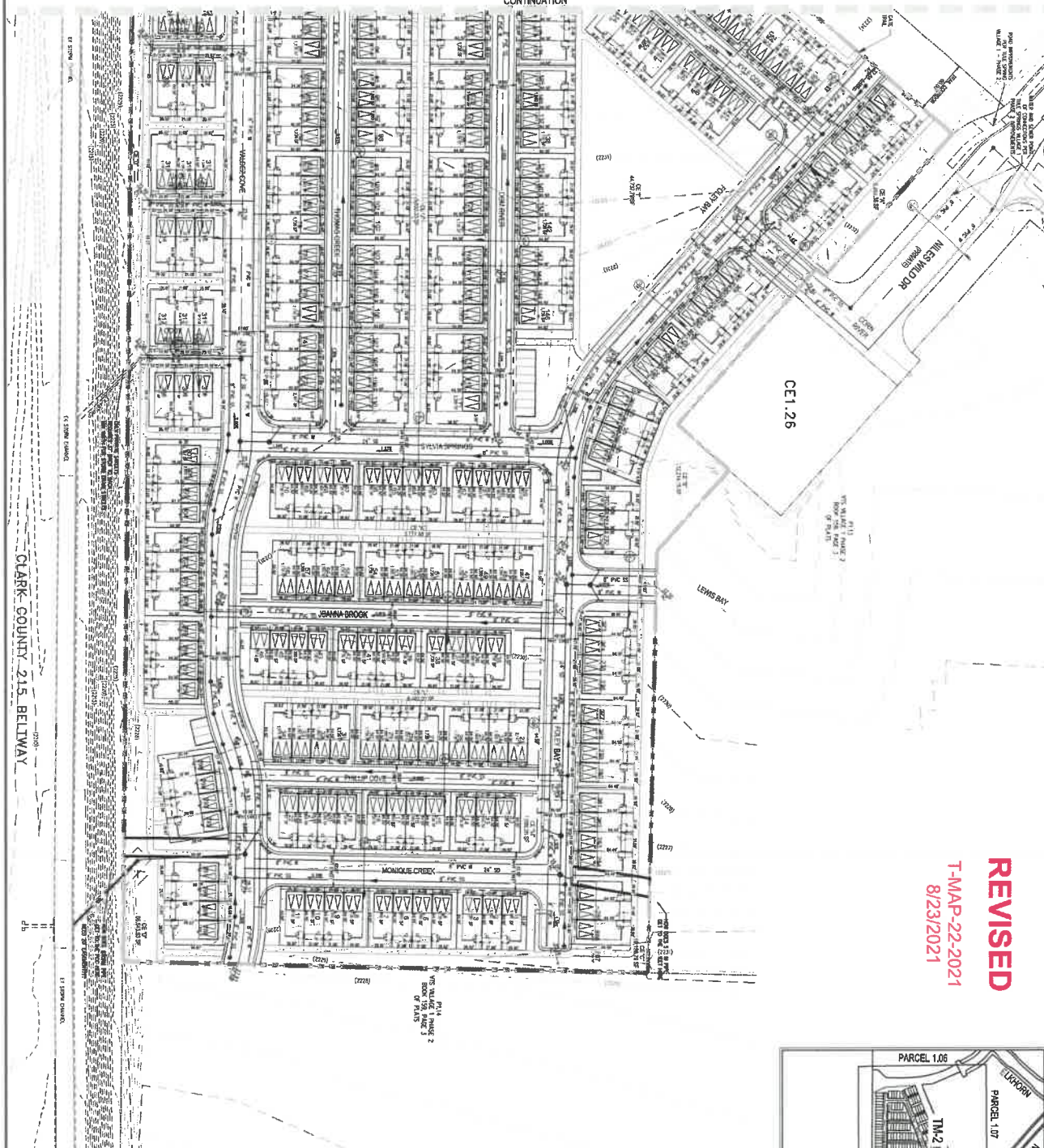
If you have any additional comments, or questions, please feel free to contact me at (702) 284-5300.
Sincerely,

Westwood Professional Services

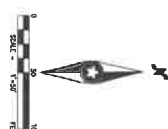
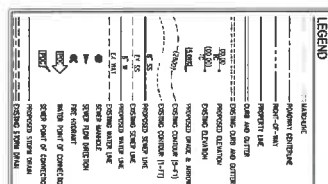


S. Tracy Stratton, Senior Project Manager

MATCH LINE SEE SHEET TM-2 FOR
CONTINUATION



REVISED
T-MAP-22-2021
8/23/2021



D.R. HORTON CITY OF
TULE SPRINGS PARCEL 1.08
TENTATIVE MAP

CITY OF NORTH LAS VEGAS, NEVADA

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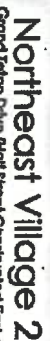
Westwood

Phone (702) 284-5300 5740 S. Arville Street
Fax (702) 284-5399 Suite 216
Las Vegas, NV 89118
www.woodspa.com
Westwood Professional Services, Inc.

TM-3
SHEET 3 OF 4

08/20/2011
VETER: DR
HENDER: SIS
ED: SIS
DOCT NO.
DRH2104

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



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

Conceptual Land Use Plan for The Villages at Tule Springs

KBS
2146 E. Avenue D, Suite 100, San Jose, CA
95128-1010
Tel: 408/435-2000

3145 E. Pioneer Dr., Suite 100, Scottsdale, AZ 85261
Phone: 480/344-0010 Fax: 480/344-0011
E-mail: info@hennepin.com Website: www.hennepin.com

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 08/26/2021 Application Number _____ Entity NLV

Company Name Westwood Professional Services

Contact Name Hannah Swan

Contact Mailing Address _____

City _____ State _____ Zip Code _____

Phone (702) 284-5300 Mobile _____ Fax _____ Email _____

Project Name Tule Springs 1.08

Project Description 357 Single-family Lots (Town homes)

APN's 124-16-418-002

Student Yield	Elementary School	Middle School	High School
Single-Family Units (1) 357	x 0.166 = 59	x 0.093 = 33	x 0.131 = 47
Multi-Family Units (2)	x 0.139 = 0	x 0.065 = 0	x 0.074 = 0
Resort Condo Units (3)			
Total	59	33	47

(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

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

124-16-3


T19S R61E
 BOOK

16
 Q35

N 2 SW 4
 1/4

100	101	102
125	124	123
138	139	140

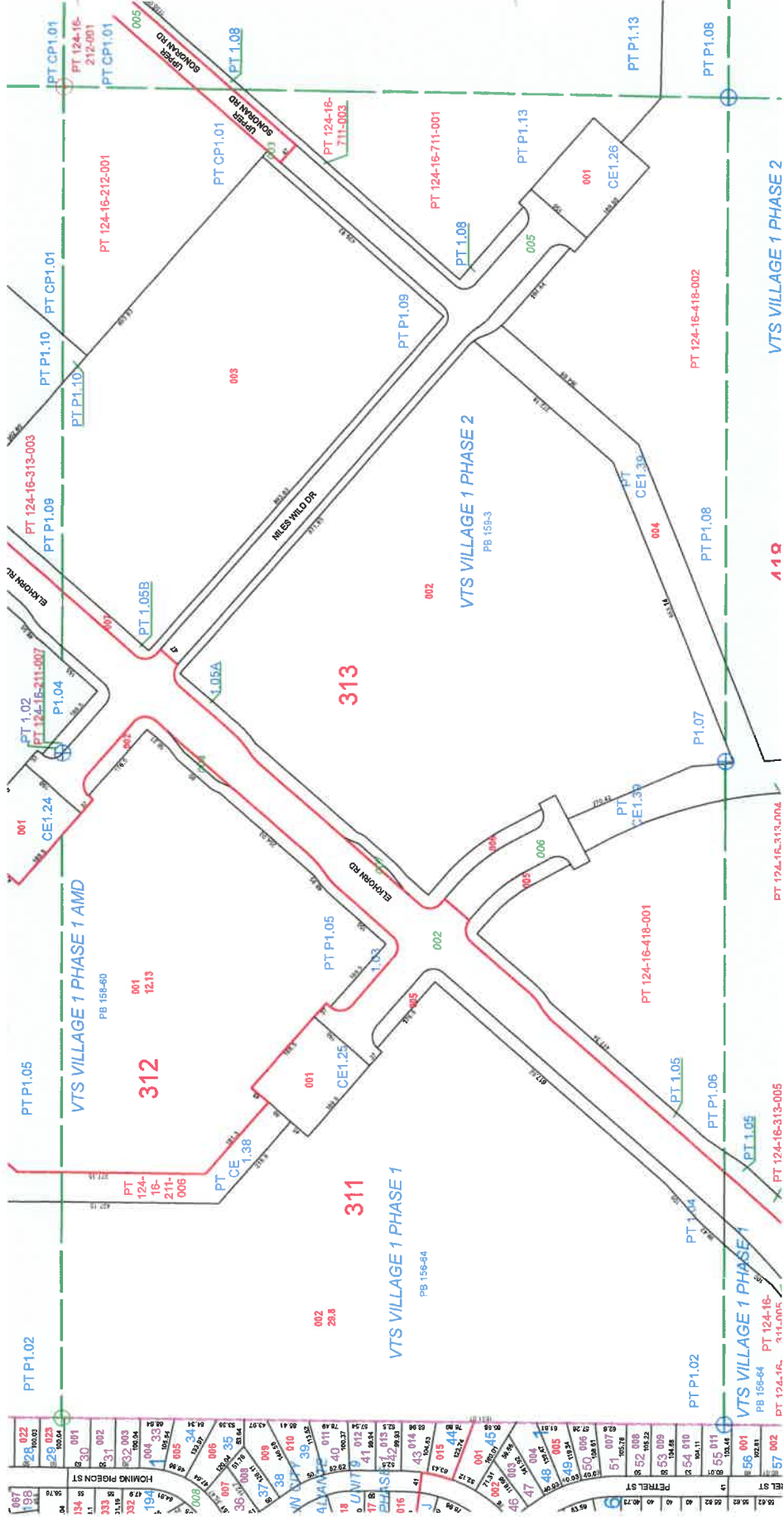
Scale: 1" = 200'
 Rev: 2/7/2020

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/FEET WHEN MAP REDUCED FROM 11X17 ORIGINAL

MAP LEGEND

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

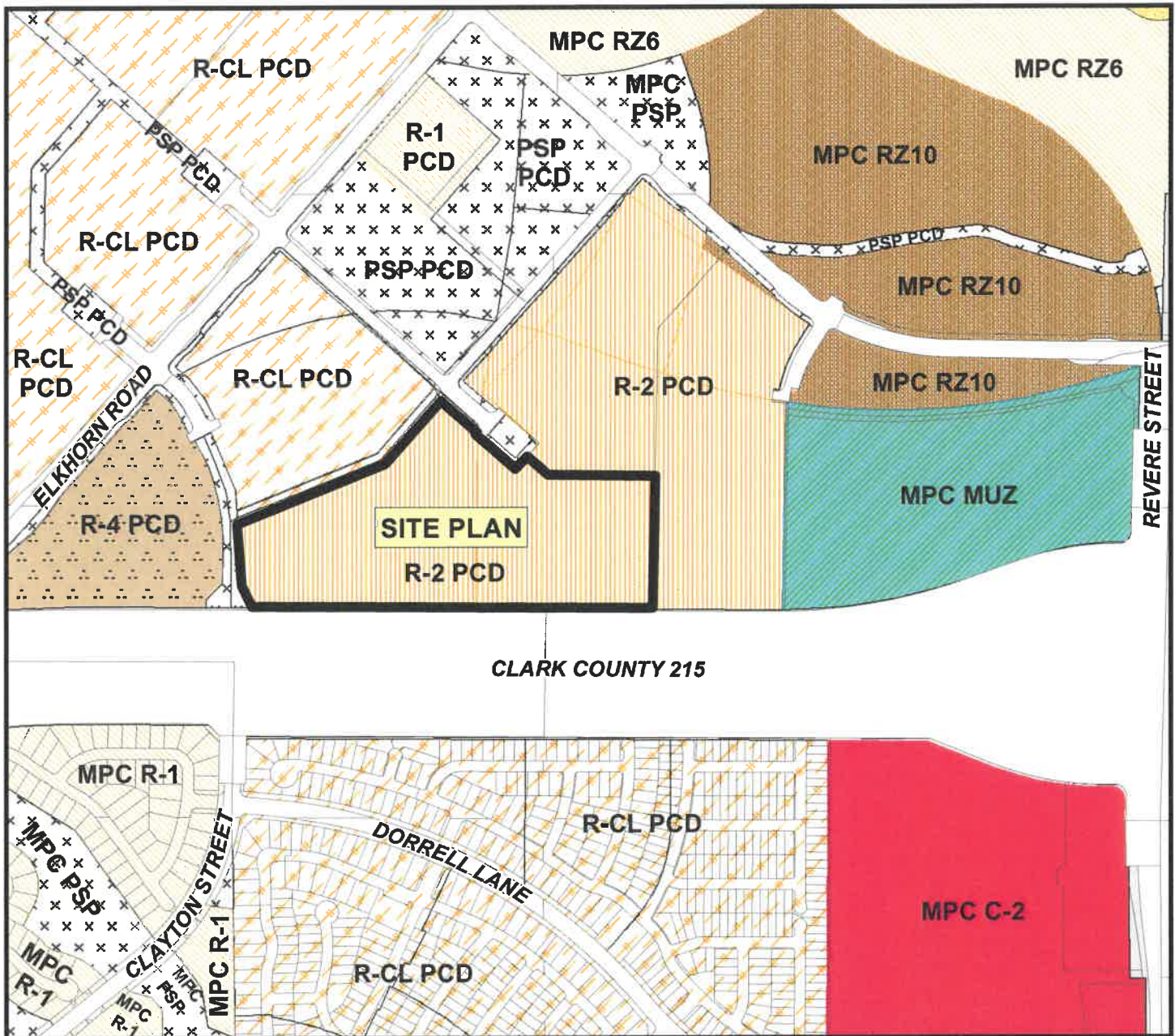
2007 ROAD PARCEL NUMBER
 CONDOMINIUM UNIT
 AIR SPACE PCL
 RIGHT OF WAY PCL
 SUB-SURFACE PCL
 ROAD PARCEL NUMBER
 202 PARCEL SUBSEQ NUMBER
 PB 24-48 PLAT RECORDING NUMBER
 5 BLOCK NUMBER
 5 LOT NUMBER
 61.5 GOV. LOT NUMBER



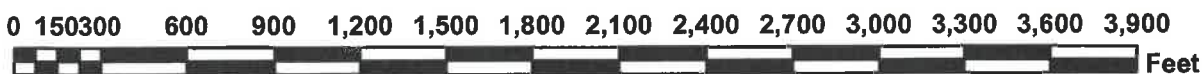


THE CITY OF NORTH LAS VEGAS

Location & Zoning Map



CLARK COUNTY 215



Applicant: DR Horton
 Application: Tentative Map
 Request: To Allow a 357-Lot, Single-Family Subdivision
 Project Info: North of Clark County 215, approximately 2,070 feet west of
 Revere Street
 Case Number: T-MAP-22-2021

8/5/2021

