

## CITY OF NORTH LAS VEGAS INTEROFFICE MEMORANDUM

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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.

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**

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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'

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Patrick Noble, Fire Protection Specialist

DRH2106.000

August 23, 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 submits 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 Clark County 215 Beltway.

The applicant proposes to develop 68 buildings consisting of 3 units each as a common interest community on the subject site which is 14.02+/- acres. The total proposed unit count is 204. 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 feet minimum in length. The applicant will work closely with NV Energy and Southwest Gas to obtain approval to relocate the existing infrastructure and vacate the associated easement along Elkhorn Road to allow for construction of the proposed buildings located near the intersection of Elkhorn Road and Golden Buckwheat Drive.

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

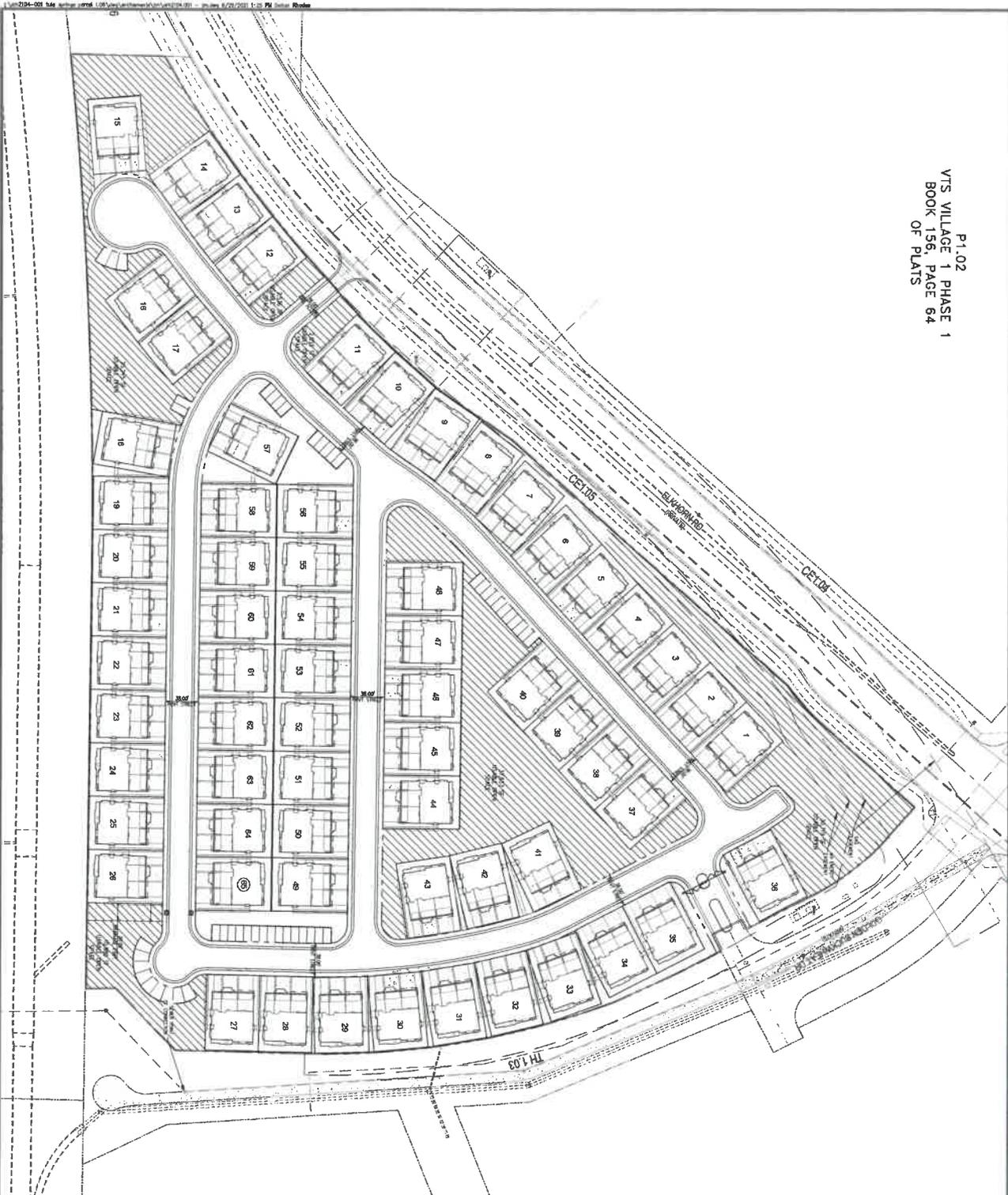


Garrett Wine, PE, Project Manager





P1.02  
 VTS VILLAGE 1 PHASE 1  
 BOOK 156, PAGE 64  
 OF PLATS



**REVISED**  
 7/12/2021

**PARKING ANALYSIS**

PER 2015 IBC - 103  
 1.5 SPACES PER 1,000 SQ FT OF GROSS FLOOR AREA  
 MINIMUM 10 SPACES PER 1,000 SQ FT OF GROSS FLOOR AREA  
 MINIMUM 2 SPACES PER 1,000 SQ FT OF GROSS FLOOR AREA  
 MINIMUM 1 SPACE PER 1,000 SQ FT OF GROSS FLOOR AREA

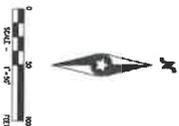
REQUIREMENTS:  
 • 100% OF REQUIRED PARKING TO BE PROVIDED ON-SITE  
 • 10% OF REQUIRED PARKING TO BE PROVIDED IN THE FORM OF VISUALLY SCREENED OR SHIELDED OFF-STREET PARKING  
 • 10% OF REQUIRED PARKING TO BE PROVIDED IN THE FORM OF VISUALLY SCREENED OR SHIELDED OFF-STREET PARKING  
 • 10% OF REQUIRED PARKING TO BE PROVIDED IN THE FORM OF VISUALLY SCREENED OR SHIELDED OFF-STREET PARKING

**OPEN SPACE ANALYSIS**

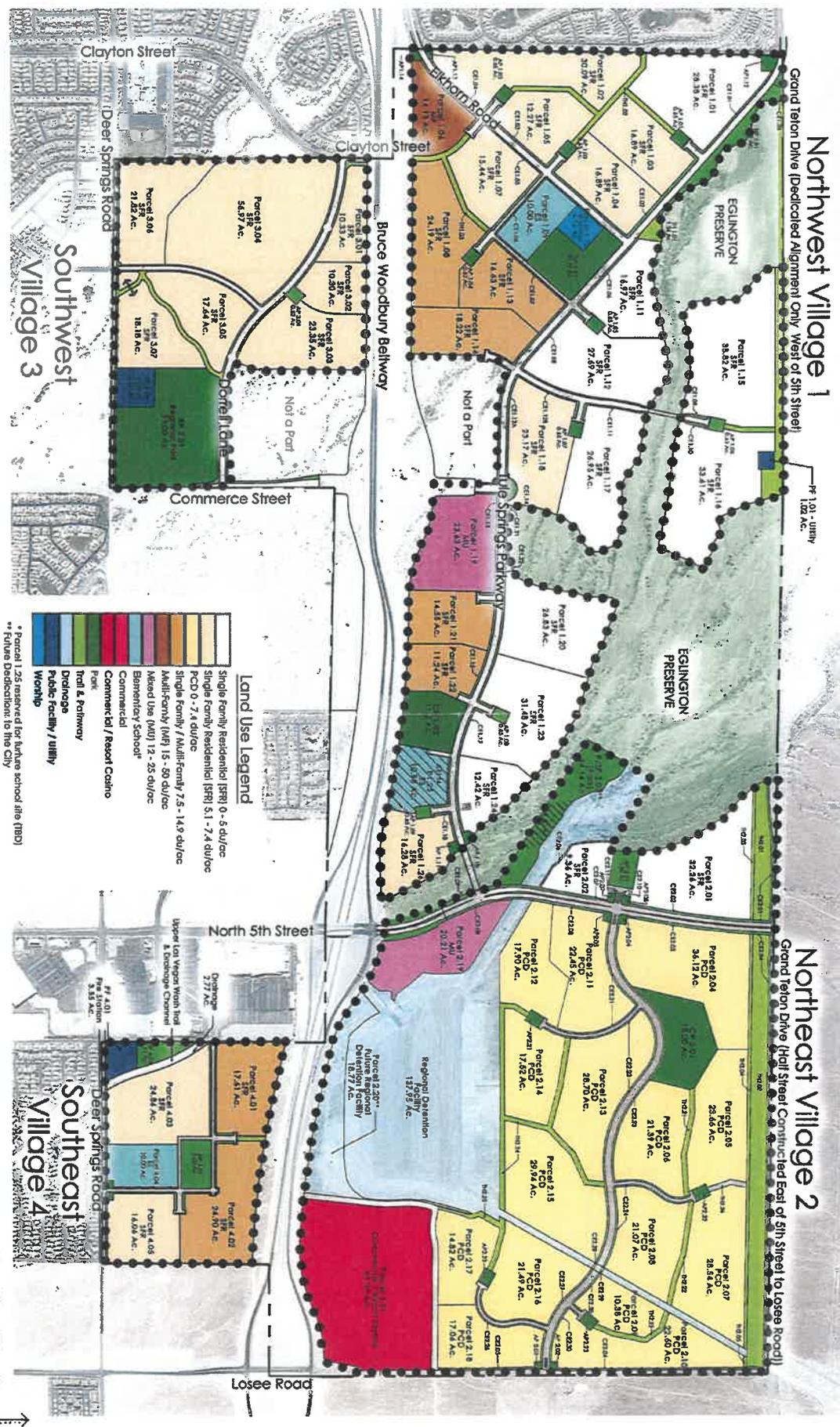
PER 2015 IBC - 103  
 1.5% OF GROSS FLOOR AREA  
 MINIMUM 10,000 SQ FT OF OPEN SPACE  
 MINIMUM 10% OF GROSS FLOOR AREA TO BE PROVIDED IN THE FORM OF VISUALLY SCREENED OR SHIELDED OFF-STREET PARKING

**LEGEND**

OPEN SPACE  
 STREET  
 FRAME WALL  
 BUILDING FOOTPRINT



<p><b>TM-2</b> SHEET 2 OF 3</p>	<p><b>D-R HORTON</b> TULE SPRINGS PARCEL 1.06 TENTATIVE MAP - OPEN SPACE &amp; PARKING SPACE ANALYSIS</p>	<p>CITY OF NORTH LAS VEGAS, NEVADA</p>		<p><b>Westwood</b>          Phone (702) 254-5300 5725 Sahara Avenue          Fax (702) 254-5369 Suite 100          Las Vegas, NV 89118  <a href="http://www.westwoodgs.com">www.westwoodgs.com</a>          Westwood Professional Services, Inc.</p>
		<p>DATE: 6/29/2021</p>	<p>PROJECT NO.: DRH2104</p>	



Conceptual Land Use Plan  
 for  
 The Villages of Tule Springs

# 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	
		<b>Sub-Total</b>	<b>507.75</b>			<b>4,147</b>
	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	
	<b>Sub-Total</b>	<b>505.81</b>			<b>2,662</b>	
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	
	<b>Sub-Total</b>	<b>183.38</b>			<b>1,289</b>	
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	
	<b>Sub-Total</b>	<b>83.43</b>			<b>585</b>	
<b>Total:</b>		<b>1,280.37</b>			<b>8,683</b>	



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) <b>195</b>	<b>x 0.166 = 32</b>	<b>x 0.093 = 18</b>	<b>x 0.131 = 26</b>
Multi-Family Units (2)	<b>x 0.139 = 0</b>	<b>x 0.065 = 0</b>	<b>x 0.074 = 0</b>
Resort Condo Units (3)			
<b>Total</b>	<b>32</b>	<b>18</b>	<b>26</b>

(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 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 IS REDUCED FROM TEXT ORIGINAL

**MAP LEGEND**

Parcel Boundary	Condominium Unit	007	Road Parcel Number
Sub Boundary	Parcel Acreage	001	Parcel Number
PLMD Boundary	Right of Way PCL	202	Parcel Subarea Number
Road Easement	Sub-Surface PCL	5	Lot Number
Match / Leader Line	Historic Sub Boundary	PL 24-45	Plat Recording Number
Historic Lot Line	Historic PLMD Boundary	5	Lot Number
Historic Sub Boundary	Section Line	004	Gov. Lot Number

**T19S R61E**

100	101	102
125	124	123
138	139	140

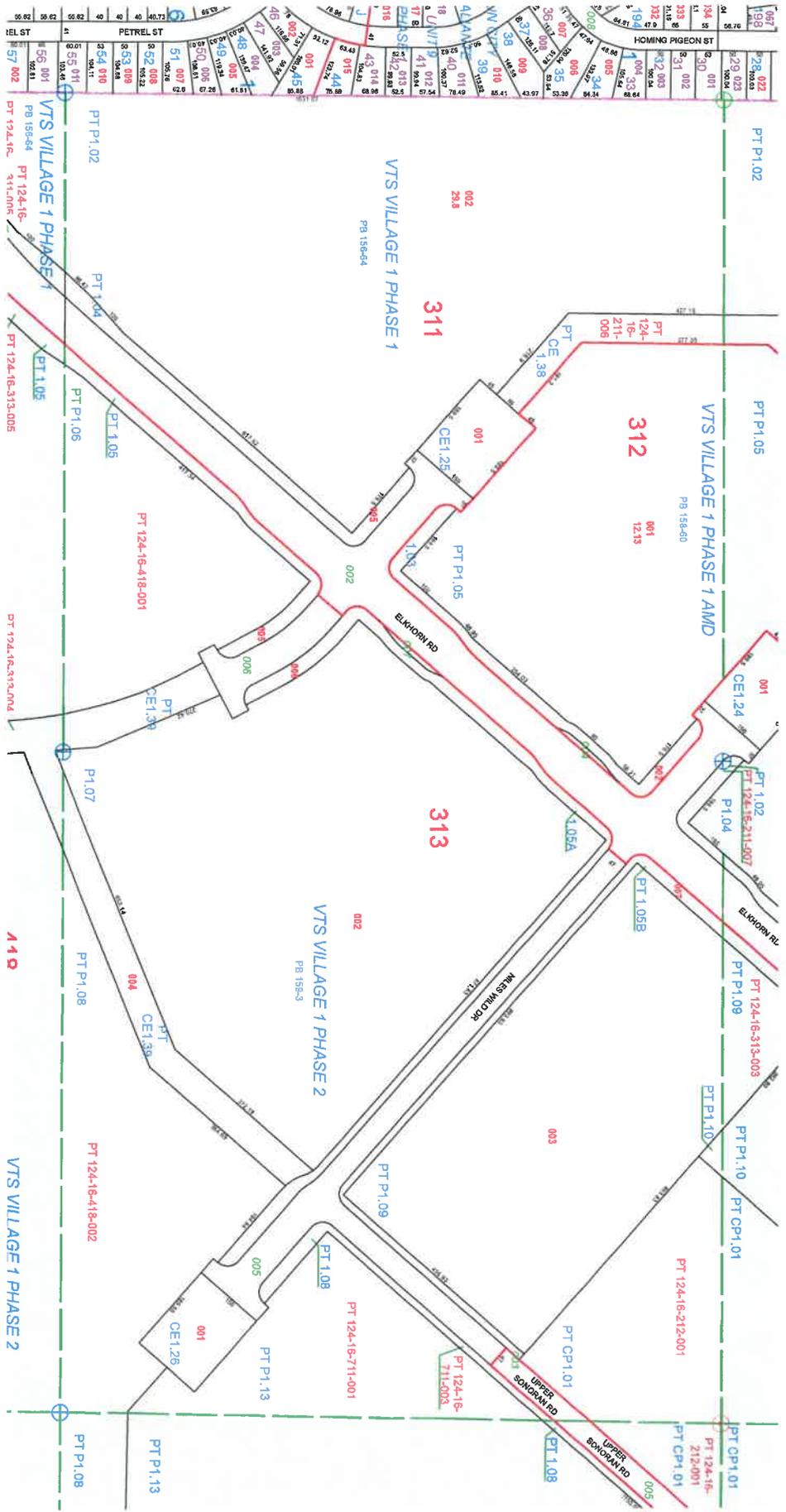
Scale: 1" = 200'

**16**

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
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**N 2 SW 4**

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
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TAX DIST 250

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 MADE REDUCED FROM FULLY 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 POL.
- RIGHT-OF-WAY POL.
- SUB-SURFACE POL.
- 007 ROAD PARCEL NUMBER
- 001 PARCEL NUMBER
- 1.00 ACREAGE
- 202 PARCEL SURSEQ NUMBER
- PB 24-46 PLAT RECORDING NUMBER
- 5 LOT NUMBER
- 043 GOV. LOT NUMBER

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

SHS	16
0 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

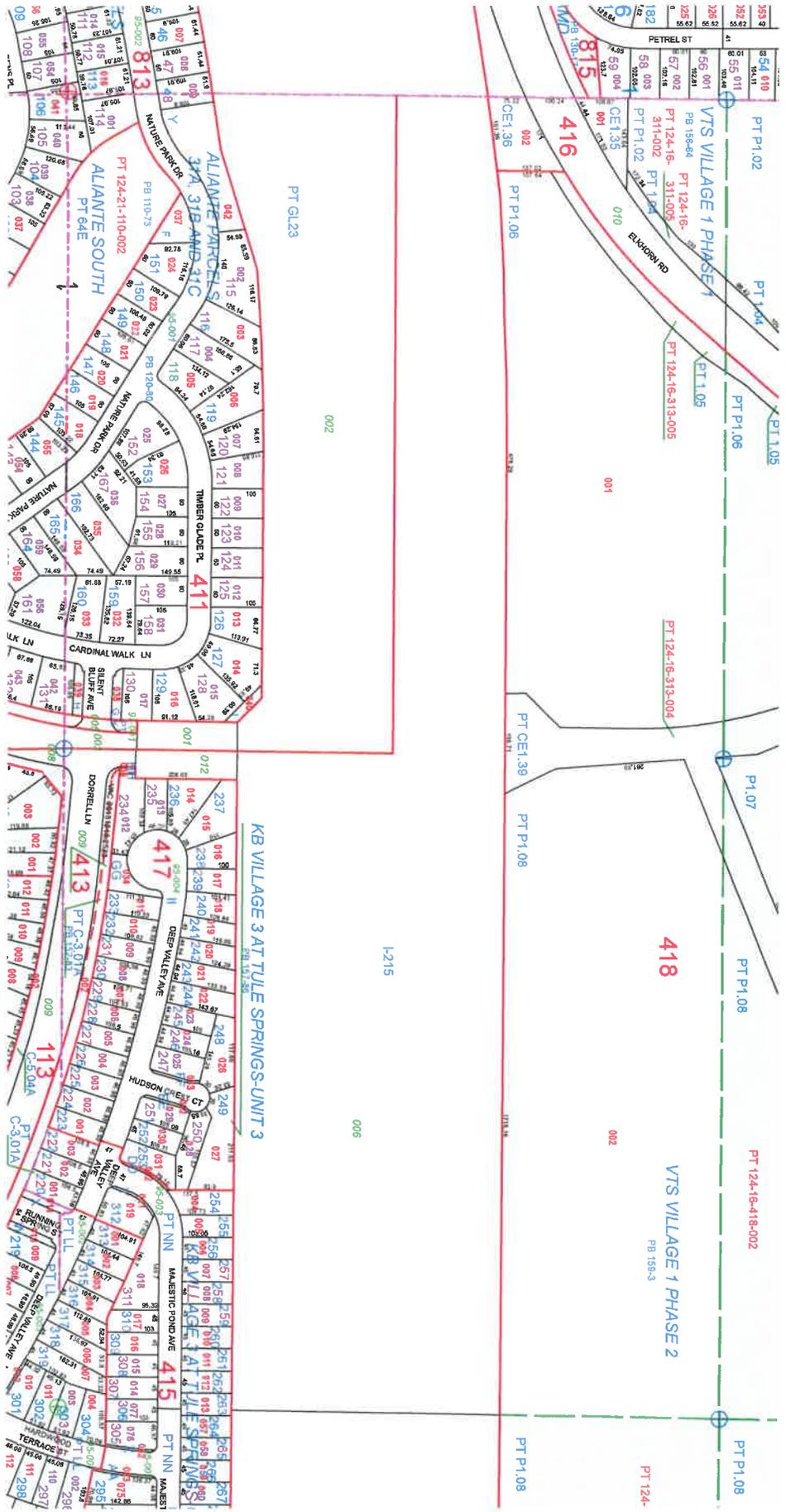
MAP	S 2 SW 4
0 1 2 3 4	5 6 7 8 9
10 11 12 13	14 15 16 17
18 19 20 21	22 23 24 25
26 27 28 29	30 31 32 33
34 35 36 37	38 39 40 41



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

Scale: 1" = 200'

Rev: 2/7/2020

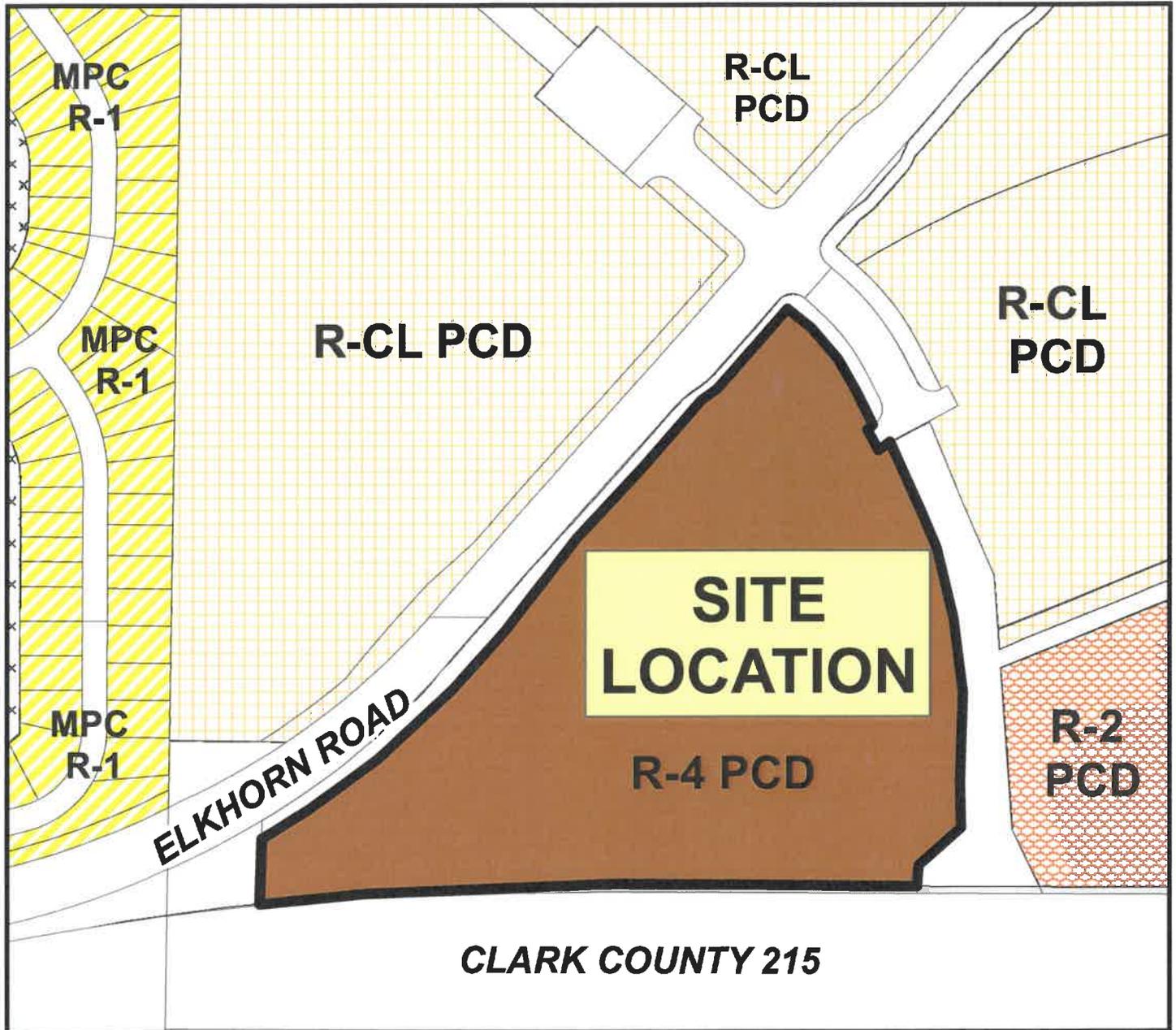


TAX DIST 250



# 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

