

CITY OF NORTH LAS VEGAS

INTEROFFICE MEMORANDUM

To: Sharianne Dotson, Planner, Land Development & Community Services
From: Jimmy Love, Major Projects Coordinator, Department of Public Works
Subject: T-MAP-25-2023 **VTs Village 1 Phase 4 Parcels 1.25 & 1.26**
Date: January 24, 2024

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 – Parcels 1.25 & 1.26.
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. All twenty foot (20') wide private drives shall be decorative pavers.
6. Residential driveway slopes shall not exceed twelve percent (12%) in any case.
7. 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.
8. 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.
9. 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.
10. 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.

January 24, 2024

11. 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.
12. The following off-site improvements must be complete prior to final inspection of the first home:
 - a. Tule Springs Parkway
13. The property owner is required to grant roadway easements where public and private streets intersect.
14. All common elements shall be labeled and are to be maintained by the Home Owners Association.
15. 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.
16. 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.
17. 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.

Jimmy Love
Digitally signed by Jimmy Love
DN: C=US,
E=jlovej@cityofnorthlasvegas.com, O=City of
North Las Vegas, OU=Development & Flood
Control, CN=Jimmy Love
Reason: I am the author of this document
Date: 2024.01.24 08:10:39-08'00'

Jimmy Love, Major Projects Coordinator
Department of Public Works

LAS VEGAS OFFICE
1980 Festival Plaza Drive, Suite 650
Las Vegas, NV 89135
T: 702.792.7000
F: 702.796.7181

KAEMPFER

CROWELL

STEPHANIE HARDIE ALLEN
sallen@kcnvlaw.com
D: 702.792.7045

February 13, 2024

VIA ONLINE SUBMITTAL

City of North Las Vegas
Planning and Zoning Division
Attn: Duane McNelly
2250 Las Vegas Blvd, North
North Las Vegas, NV 89030

***Re: Zone Changes and Tentative Map for the Villages at Tule Springs Parcel 1.25
(APN: 124-15-810-001) and Parcel 1.26 (APN: 124-15-810-002)***

Dear Duane:

Our office represents D.R. Horton (the "Applicant"), the Village Developer for Village 1 at the Villages of Tule Springs. The Applicant is requesting a zone change on what is known as Parcel 1.25 from RZ10 MPC, Residential Zoning up to 10 DU/AC and RZ13 MPC, Residential Zoning up to 13 DU/AC to R-2 / PCD, Medium-High Density Residential / Planned Community District. The Applicant is also requesting a zone change on what is known as Parcel 1.26 from RZ10 MPC, Residential Zoning up to 10 DU/AC to R-2 / PCD, Medium-High Density Residential / Planned Community District. The two zone changes and accompanying tentative map will allow for the development of 349 attached single family homes with an overall density of 12.90 unit/acre. Parcels 1.25 and 1.26 are master planned for Medium-High Density Residential within the Villages at Tule Springs, which allows up to 14.9 units/acre.

The proposed tentative map provides access from Tule Springs Parkway with a park at the entryway (AP 1.09). There is a combination of 3-plex units and 4-plex units to the west and the east of the entryway of the development. All of the units within the development will have a minimum of three bedrooms. The minimum interior lot size is 1,370 square feet and the minimum edge lot size is 1,750 square feet. There will be ample open space (in addition to AP 1.09) with 247,481 square feet provided where 209,400 square feet is required. Immediately east of the project, there will also be a larger community park (CP 1.02). There is also ample parking with 897 parking spaces where 873 parking spaces are required.

A Minor Modification is currently under review that would allow for the design and product type proposed for this project, similar to the design of Parcel 1.08 within the Villages at Tule Springs. Overall, the proposed project complies with the plan and guidelines for the Villages

February 13, 2024
Page 2

at Tule Springs and will add a variation of housing options along the eastern side of Village 1 at the Villages at Tule Springs.

Thank you for your consideration of this application. Please give me a call at (702) 792-7045 if you have any questions.

Very truly yours,

KAEMPFER CROWELL



Stephanie Hardie Allen

SHA/adb



DR HORTON

TENTATIVE MAP FOR S VILLAGE 1 PARCEL 1.25 AND 1.26

DATE PREPARED FEB., 2024

LEGAL DESCRIPTION:

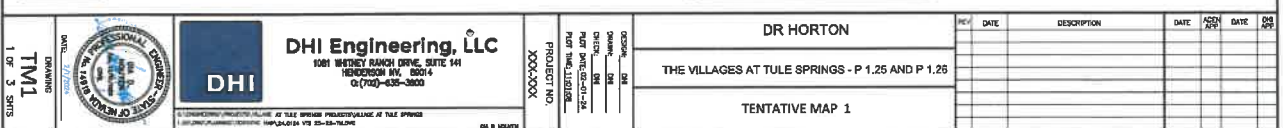
LOT 1.25, S VILLAGE 1 PARCEL 1.25, BEING 1.25 ACRES OF LAND IN THE
COUNTY OF WASHINGTON, STATE OF WASHINGTON, BEING THE
SOUTH 1/4 OF SECTION 19, TOWNSHIP 3 NORTH, RANGE 11 EAST, MERIDIAN 12
WEST, COUNTY OF WASHINGTON.

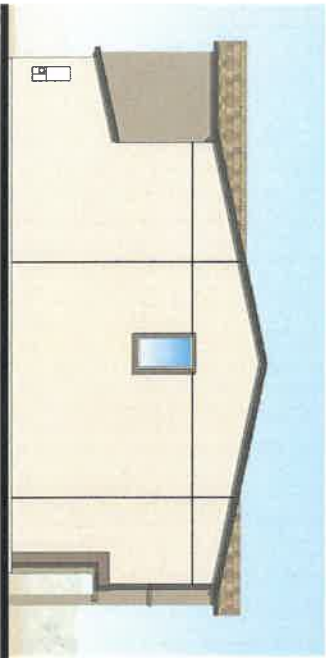
CONTAINING 12.39 ACRES, MORE OR LESS.

ACCORDING TO THE PROJECT, 12.39 ACRES OF LAND LOCATED IN ABOUT THE PLACE TO BE PLATS
SHOWN IN THE TENTATIVE MAP, BEING 1.25 ACRES OF LAND IN THE
COUNTY OF WASHINGTON, STATE OF WASHINGTON, BEING THE
SOUTH 1/4 OF SECTION 19, TOWNSHIP 3 NORTH, RANGE 11 EAST, MERIDIAN 12 WEST.

CONTAINING 1.26 ACRES, MORE OR LESS.

PROJECT 1

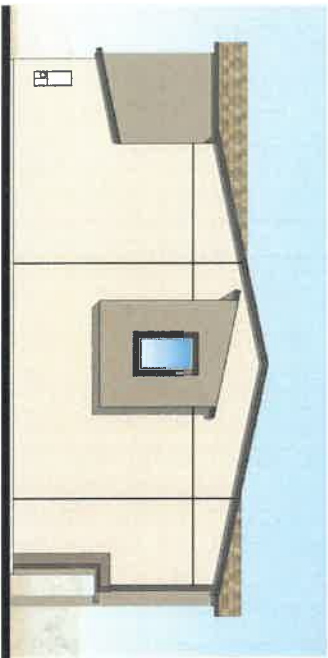




TYPICAL SIDE ELEVATION



REAR ELEVATION



ENHANCED SIDE ELEVATION



FRONT ELEVATION

SCHEME 210

3-PLEX REAR LOADED - ELEVATION 'A'

October 6, 2023
 PERMANENT ARCHITECTURAL RECORD
 SCALE AND ARCHITECTURAL FEATURES ARE CONCEPTUAL AND SUBJECT TO CHANGE.



ID. R. HORTON
Architect's Building

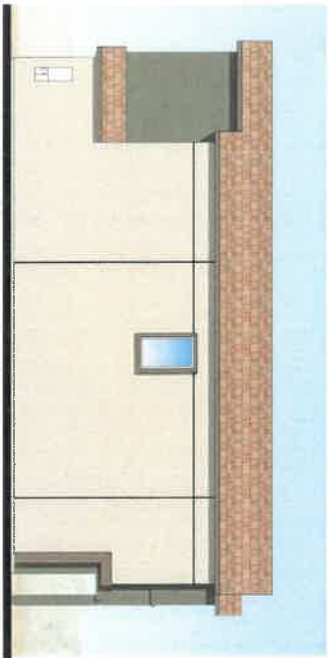
(TRAILS PRODUCT)

HEARTLAND TRAILS
 NORTH LAS VEGAS, NEVADA

SCALE 3/16" = 1'-0"

OCTOBER 6, 2023

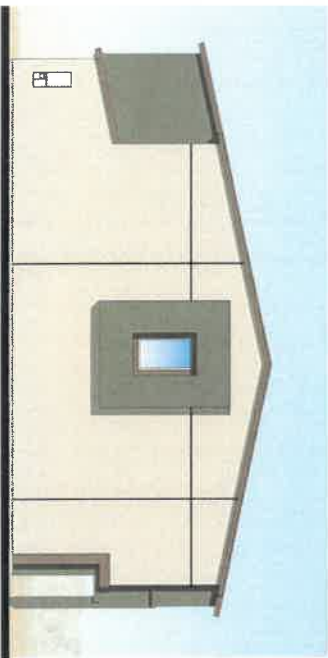




TYPICAL SIDE ELEVATION



REAR ELEVATION



ENHANCED SIDE ELEVATION



FRONT ELEVATION

SCHEME 212

3-PLEX REAR LOADED - ELEVATION 'C'

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DESIGN REPRESENTATIONS WITHOUT NOTICE. ALL COLORS, DIMENSIONS,
SIZES AND ARCHITECTURAL FEATURES ARE CONCEPTUAL AND SUBJECT TO CHANGE.



D. R. HORTON
Architect's Builder

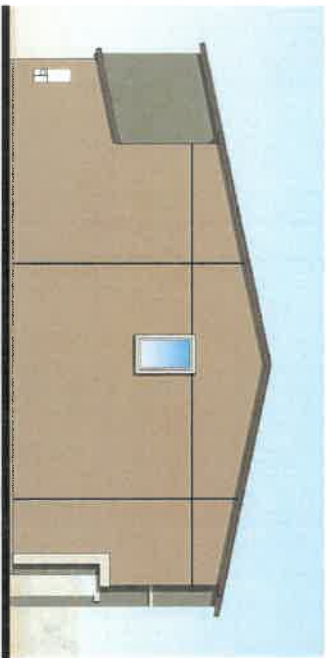
(TRAILS PRODUCT)

HEARTLAND TRAILS
NORTH LAS VEGAS, NEVADA

SCALE: 3/16" = 1'-0"

OCTOBER 6, 2023

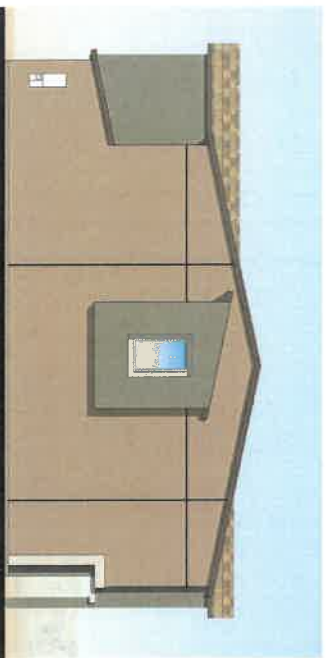




TYPICAL SIDE ELEVATION



REAR ELEVATION



ENHANCED SIDE ELEVATION



FRONT ELEVATION



DESIGN INDICATIONS WITHOUT NOTICE, ALL COLORS, DIMENSIONS, SIZES AND ARCHITECTURAL FEATURES ARE CONCEPTUAL AND SUBJECT TO CHANGE.

SCHEME 218 3-PLEX REAR LOADED - ELEVATION 'B'

(TRAILS PRODUCT)

HEARTLAND TRAILS
NORTH LAS VEGAS, NEVADA

SCALE: 3/16" = 1'-0"

OCTOBER 6, 2023

PERLMAN
ARCHITECTS

Perlman
ARCHITECTS



REAR ELEVATION

REAR ELEVATION

REAR ELEVATION



FRONT ELEVATION

FRONT ELEVATION

FRONT ELEVATION



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 SIZES AND ARCHITECTURAL FEATURES ARE CONCEPTUAL AND SUBJECT TO CHANGE.

PERLMAN
Architects

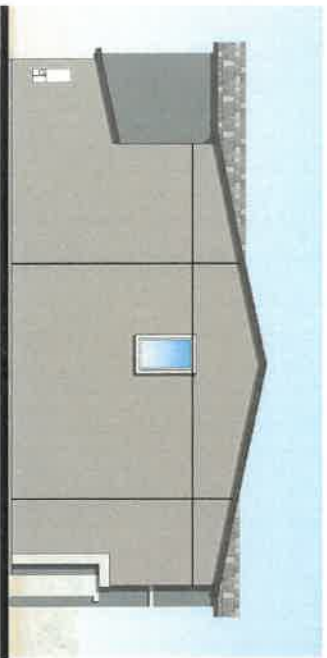
(TRAILS PRODUCT)

4-PLEX REAR LOADED HEARTLAND TRAILS NORTH LAS VEGAS, NEVADA

SCALE: 3/16" = 1'-0"

OCTOBER 6, 2023

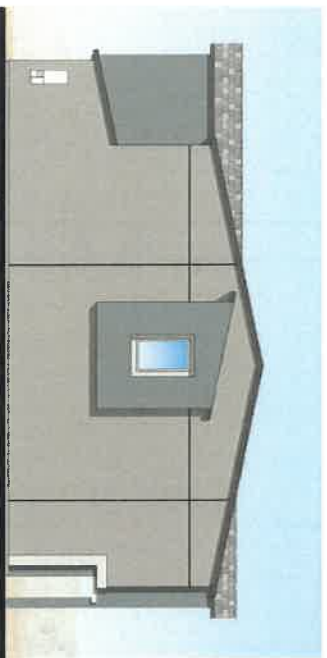




TYPICAL SIDE ELEVATION



REAR ELEVATION



ENHANCED SIDE ELEVATION



FRONT ELEVATION



DESIGN MODIFICATIONS WITHOUT NOTICE, ALL COLOURS, DIMENSIONS, SIZES AND ARCHITECTURAL FEATURES ARE CONCEPTUAL AND SUBJECT TO CHANGE.

D. R. HORTON
America's Builder

(TRAILS PRODUCT)

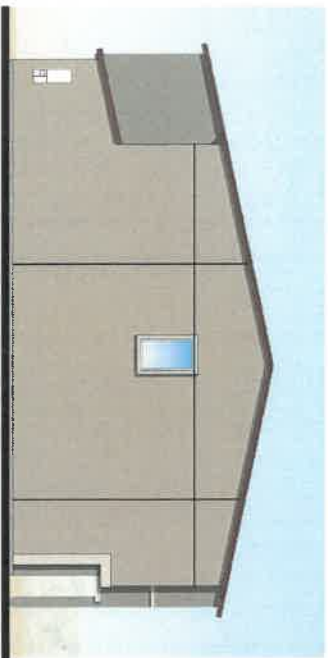
SCHEME 214 4-PLEX REAR LOADED - ELEVATION 'A'

HEARTLAND TRAILS
NORTH LAS VEGAS, NEVADA

SCALE 3/16" = 1'-0"

OCTOBER 6, 2023





TYPICAL SIDE ELEVATION



REAR ELEVATION



ENHANCED SIDE ELEVATION



FRONT ELEVATION



DESIGN INFORMATION WITHOUT NOTICE, ALL COLORS, DIMENSIONS, SIZES AND ARCHITECTURAL FEATURES ARE CONCEPTUAL AND SUBJECT TO CHANGE.

SCHEME 215 4-PLEX REAR LOADED - ELEVATION 'B'

OCTOBER 6, 2023

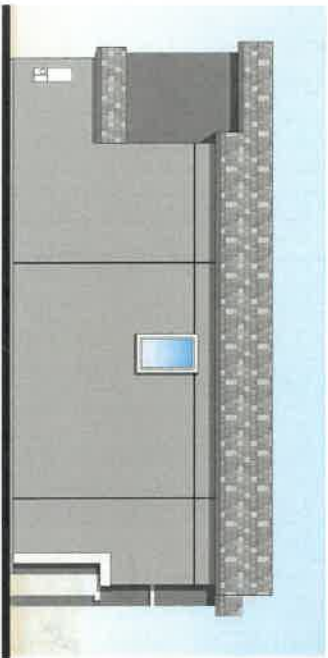
(TRAILS PRODUCT)

HEARTLAND TRAILS
NORTH LAS VEGAS, NEVADA

SCALE: 3/16" = 1'-0"

DR. RHODRIGON
America's Builder

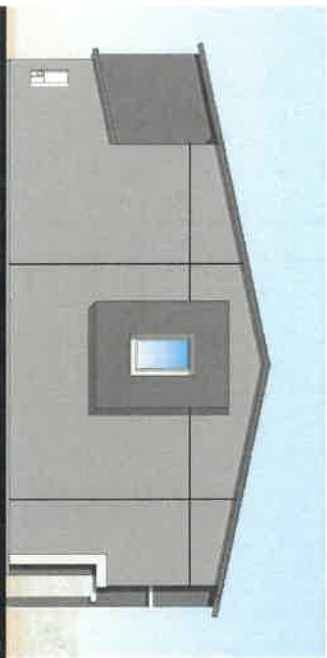
Perlman
ARCHITECTS



TYPICAL SIDE ELEVATION



REAR ELEVATION



ENHANCED SIDE ELEVATION



FRONT ELEVATION



DESIGN MODIFICATIONS WITHOUT NOTICE, ALL CHANGES, DIMENSIONS, SIZES AND ARCHITECTURAL FEATURES ARE CONCEPTUAL AND SUBJECT TO CHANGE.

SCHEME 219 4-PLEX REAR LOADED - ELEVATION 'C'

(TRAILS PRODUCT)

HEARTLAND TRAILS
NORTH LAS VEGAS, NEVADA

SCALE: 3/16" = 1'-0"

OCTOBER 6, 2023

**PARCEL 1.25 AND 1.26
OPEN SPACE EXHIBIT**

[illegible]

- A. COMMUNITY POOL
- B. PLAY AREA WITH SHADE SAIL
- C. RAABDA
- D. DOODLE WASTE STATIONS THROUGH OUT
- E. BENCHES THROUGH OUT
- F. TURF AREA WITH BENCH

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1-800-555-5555

DATE: 27/05/2024

DRAWING: OS-EXH

1 OF 1 SHEETS

DHI Engineering, LLC
1081 WHITNEY RANCH DRIVE, SUITE 141
HENDERSON NV, 89014
Or (702)-636-3800

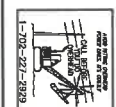
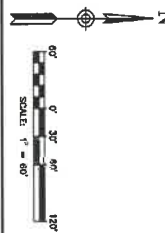
DR HORTON, INC

THE VILLAGES AT TULE SPRINGS - P 1.25 AND P 1.26

OPEN SPACE EXHIBIT

PARCEL 1.25 AND 1.26

DATE PREPARED: FEB 1, 2024



PARKING SPACE EXHIBIT

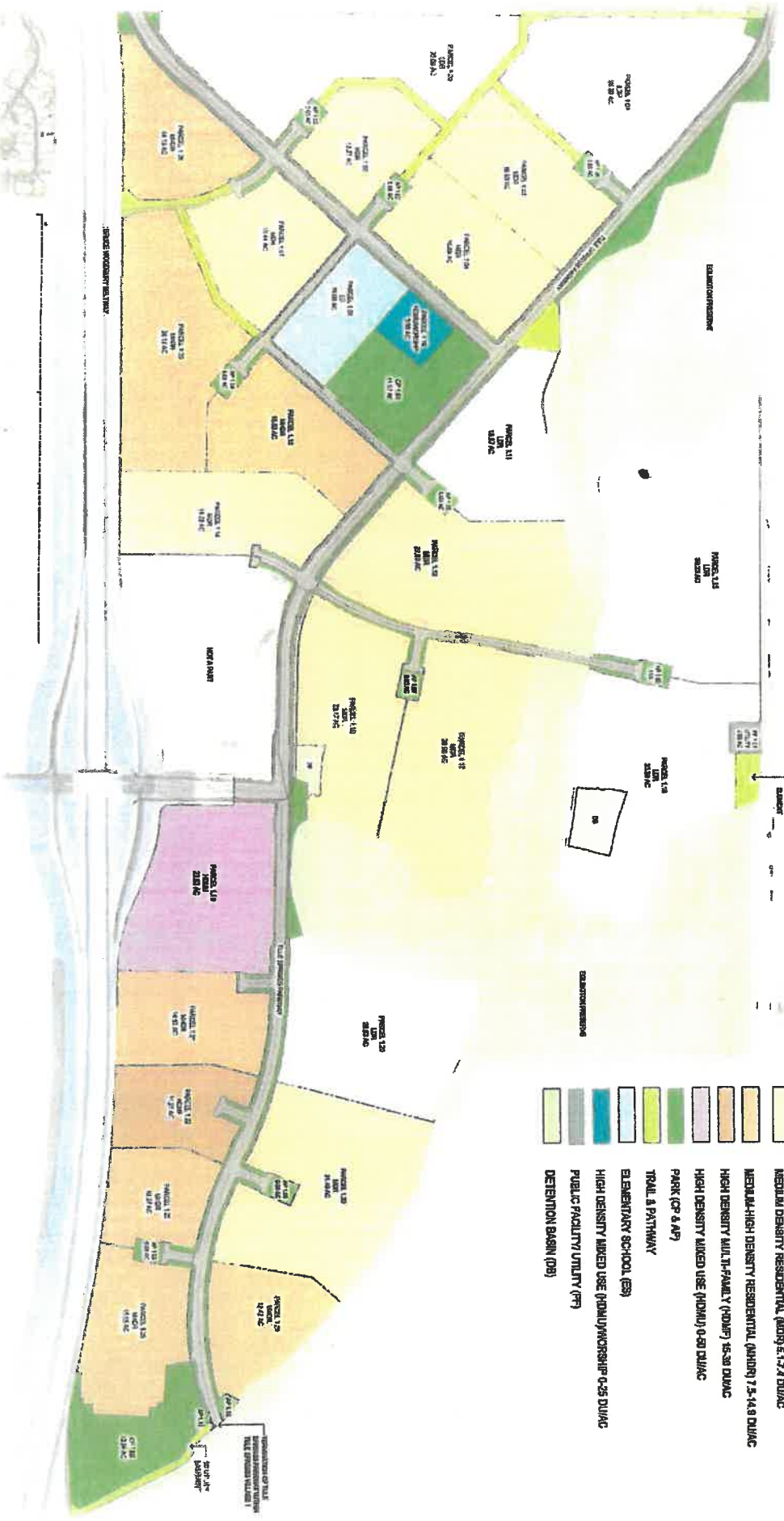
DRAWN	DSB
CHECK	DSB
PL01 DATE	02-01-24
PL01 TIME	10:20:14
PROJECT NO.	
XXX-XXX	

DHI Engineering, LLC
1081 WHITNEY RANCH DRIVE, SUITE 141
HENDERSON NV, 89014
O: (702)-635-3800



DATE: 2/2/2014
DRAWING: TM1
1 OF 3 SHEETS

[illegible]



LAND USE LEGEND

- LOW DENSITY RESIDENTIAL (LDR) 0.65 DU/AC
- MEDIUM DENSITY RESIDENTIAL (MDR) 5.1-7.4 DU/AC
- MEDIUM-HIGH DENSITY RESIDENTIAL (MHR) 7.5-14.9 DU/AC
- HIGH DENSITY MULTI-FAMILY (HDMF) 15-30 DU/AC
- HIGH DENSITY MIXED USE (HDMU) 0.50 DU/AC
- PARK (CP & MP)
- TRAIL & PATHWAY
- ELEMENTARY SCHOOL (ES)
- HIGH DENSITY MIXED USE (HDMU) 0.50 DU/AC
- PUBLIC FACILITY/UTILITY (PF)
- DETENTION BASIN (DB)

The Villages at Tule Springs

Parcel Density Cap

11/22/2022

Nov 22, 2022 - Density Transfer

Village	Parcel	Developable Acreage	Use	Maximum Density per Acre	Maximum Density per Parcel
1	1.01	28.38	RES	4.19	119
	1.02	30.09	RES	4.12	124
	1.03	16.89	RES	7.10	120
	1.04	16.89	RES	8.29	140
	1.05	12.27	RES	5.54	60
	1.06	14.13	RES	14.23	201
	1.07	15.44	RES	6.15	93
	1.08	24.19	RES	14.31	351
	1.11	17.65	RES	1.80	67
	1.12	28.1	RES	5.05	142
	1.15	40.05	RES	4.44	178
	1.16	24.51	RES	2.41	83
	1.17	27.6	RES	6.95	192
	1.18	23.69	RES	6.94	163
	1.19	23.11	MU	21.64	500
	1.20	24.81	RES	4.40	110
	1.21	14.55	RES	13.79	200
	1.22	11.27	MT	22.51	510
	1.23	31.48	RES	5.85	185
	1.24	12.42	RES	7.97	99
	1.25	10.57	RES	14.46	150
	1.26	15.65	RES	14.44	234
	Sub-Total	538.02			2,563
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	249
	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	18.03	RES(AA)	5.78	104
	2.19	20.4	MU	22.00	449
	2.20	23.26	COM	0.00	0
	2.21	69.39	COM/RESORT CASINO	0.00	0
	Sub-Total	493.81			2,563
3	3.01	10.33	RES	7.07	73
	3.02	10.30	RES	7.06	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	MT	0.00	0
	Sub-Total	183.54			1,205
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	83.23			543
Total		1284.64			6553

Table Legend

Current Approved Plan most recent minor modification)

Developable Acreage	Density	Units	Variance (units)
28.38	4.19	119	0
30.09	4.12	124	0
16.89	7.20	122	-
16.89	8.29	140	0
12.27	6.52	80	-12
14.13	38.00	537	-336
15.44	8.00	124	-29
24.19	14.68	353	-4
16.97	5.00	85	-16
27.69	5.00	138	4
28.82	4.00	155	23
33.61	4.00	134	-51
26.95	5.00	135	57
23.17	6.50	151	11
23.63	24.10	569	-69
26.83	5.00	134	-16
14.55	10.00	146	54
11.24	9.00	101	209
31.48	5.00	157	28
12.42	5.00	62	34
10.58	8.50	93	57
16.26	7.00	114	112
Sub-Total		2,563	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
18.03	5.78	104	0
20.4	22.00	449	0
23.26	0.00	0	0
69.39	0.00	0	0
Sub-Total		2,563	0
10.33	7.07	73	0
10.30	7.06	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
Sub-Total		1,205	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
Sub-Total		543	0



Real Property Management
1180 Military Tribute Place
Henderson, NV 89074

School Development Tracking Form

<http://facilities.ccsd.net/departments/real-property-management/>

Date Filed 01/05/2024 Application Number T-MAP-000025-2023 Entity NLV

Company Name D.R Horton, Inc. / Brandon Vaught

Contact Name _____

Contact Mailing Address _____

City _____

State _____

Zip Code _____

Phone (702) 413-0906

Mobile _____

Fax _____

Email _____

Project Name VTS Village 1 Phase 4 Parcels 1.25 & 1.26

Project Description 349 Single Family Homes
Located on Tule Springs Parkway & Eglington Street
27.06 Gross Acres

APN's 124-15-810-001 & 002

Student Yield	Elementary School	Middle School	High School
Single-Family Units (1) 349	x 0.148 = 52	x 0.083 = 29	x 0.132 = 47
Multi-Family Units (2)	x 0.134 = 0	x 0.063 = 0	x 0.082 = 0
Resort Condo Units (3)			
Total	52	29	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
Hayden, Don E. ES	150 West Rome Boulevard	K-5	650	749	12/01/23
Duncan, Ruby ES	250 West Rome Boulevard	K-5	672	696	12/01/23
Findlay, Clifford O. (Pete) MS	333 West Tropical Parkway	6-8	1544	1221	12/01/23
Legacy HS	150 West Deer Springs Way	9-12	2457	2601	12/01/23

* CCSD Comments

Hayden, Don E. ES, Duncan, Ruby ES, & Legacy HS are over program capacity for the 2023-2024 School year. Hayden, Don E. ES is 115.23% over program capacity, Duncan, Ruby ES is 103.57% over program capacity, & Legacy HS is 105.86% over program capacity.

☐ Approved

☐ Disapproved

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 SET WHEN MAP REDUCED FROM 11X17 ORIGINAL

0 100 200 300 400 500 600 700 800

1" = 200'

N

MAP LEGEND

PARCEL BOUNDARY	CONDOMINIUM UNIT	007 PARCEL NUMBER
SUB BOUNDARY	AIR SPACE PCL.	001 PARCEL NUMBER
PAULD BOUNDARY	RIGHT OF WAY PCL.	1.00 ACREAGE
ROAD EASEMENT	SUB-SURFACE PCL.	202 PARCEL SUBSECT NUMBER
MATCH / LEADER LINE		PB 24408 PLAT RECORDING NUMBER
HISTORIC LOT LINE		5 BLOCK NUMBER
HISTORIC SUB BOUNDARY		5 LOT NUMBER
HISTORIC PAULD BOUNDARY		GL5 GOV. LOT NUMBER

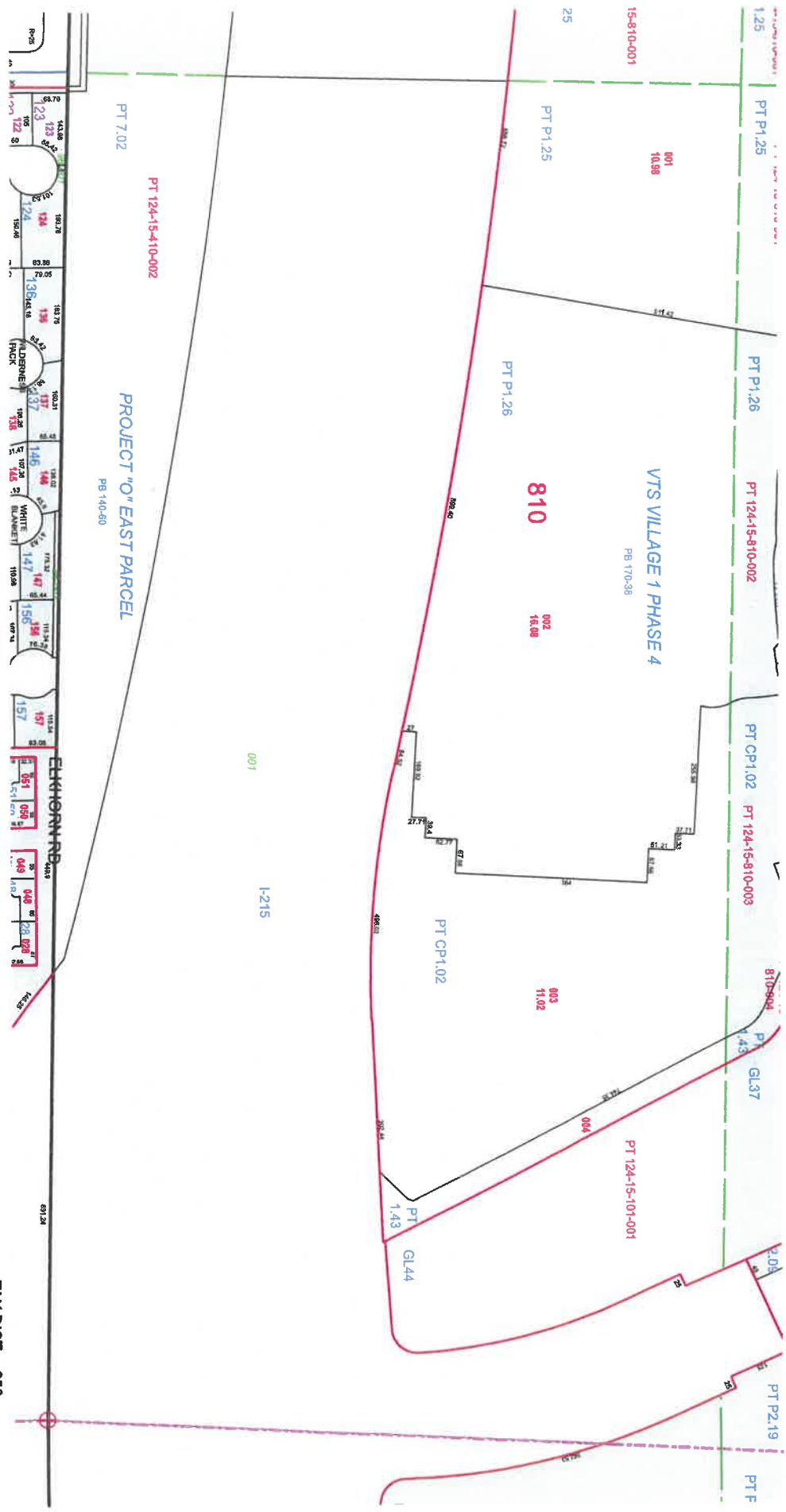
ASSessor's PARCELS - CLARK COUNTY, NV.
Briana Johnson - Assessor

179S R61E	15	S 2 SE 4	124-15-8
100	101	102	
125	124	123	
138	139	140	

Scale: 1" = 200'

Rev: 6/14/2023

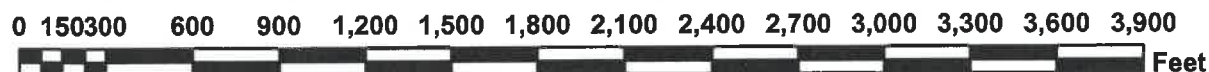
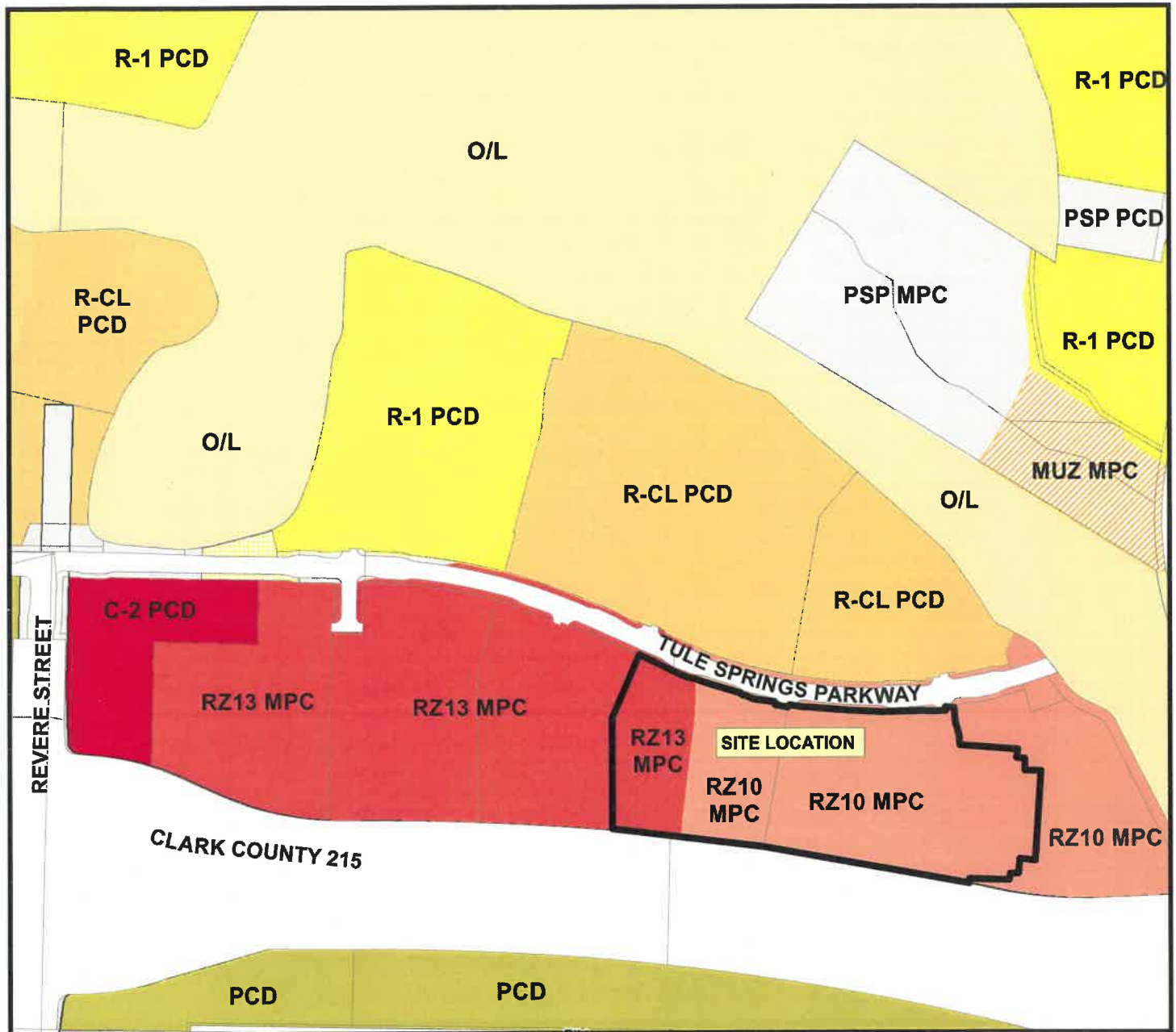
CLARK COUNTY
Nevada





THE CITY OF NORTH LAS VEGAS

Location & Zoning Map



Applicant: DR Horton, Inc
Application: Tentative Map
Request: To allow a 349-lot, single family attached subdivision on 27.06 acres
Project Info: South of Tule Springs Parkway and approximately a half-mile east of Revere Street
Case Number: T-MAP-25-2023

01/10/2024

