

## CITY OF NORTH LAS VEGAS

### INTEROFFICE MEMORANDUM

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To: Bryan Saylor, Planner, Land Development & Community Services  
From: Jimmy Love, Major Projects Coordinator, Department of Public Works  
Subject: SPR-07-2024 **Ascend At Tule Springs Parcel 1.21**  
Date: July 18, 2024

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. Conformance may require modifications to the site plan.
3. 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.
4. All driveway geometrics shall be in compliance with the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Numbers 222.1
5. The size and number of access points and their locations (including emergency access 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.
6. All off-site improvements must be completed prior to final inspection of the first building.
7. All common elements shall be labeled and are to be maintained by the Home Owners Association.
8. The property owner is required to grant roadway easements where public and private streets intersect.

9. A revocable encroachment permit for landscaping within the public right of way is required.
10. The property owner is required to grant a public pedestrian access easement for sidewalk located within a common element, or on private property, when that sidewalk is providing public access adjacent to the right-of-way.
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.

Utilities – 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>.

**Jimmy Love**

Digitally signed by Jimmy Love  
DN: cn=US, E=jlove@cityofnorthlasvegas.com,  
O=City of North Las Vegas, OU=Development  
& Flood Control, CN=Jimmy Love  
Reason: I am the author of this document  
Date: 2024.07.18 13:38:18-07'00'

Jimmy Love, Major Projects Coordinator  
Department of Public Works

## **VTS Parcel 1.21 Multi-family**

### **Letter of Intent**

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

**RE:** Ascend at Tule Springs, (VTS PARCEL 1.21 - DHI MULTI-FAMILY)

Ascend at Tule Springs 1.21 is a proposed 350-unit gated rental community on a vacant +/- 14.54 gross acre site at the Southeast corner of Evelyn Brook St. & Tule Springs Parkway, within the Village at Tule Springs Master Development. The site is designated as Parcel 1.21, zoned R-3 PCD (High Density Residential Community District)

With this application for Parcel 1.21, DR Horton Multi-Family (a DR Horton Company), is proposing a multi-family development comprised of (12) twelve 28-unit buildings & (7) seven 2-unit carriage houses, ranging from one, two, and three-bedroom apartment homes. As noted in the Village at Tule Springs Development Standards, "The purpose of the R-3 district is to provide for high-density housing and directly related complementary uses at a density of 12.0 up to 25 du/ac, with a max of 25.0 du/ac. The district is designed to create an attractive, vibrant, functional, and safe high-density residential environment."

All dwelling units have private patios or upper level balconies. Private single stall garages or covered carports will meet their reserved parking needs, while an abundance of unreserved uncovered parking will remain available for use by residents and visitors alike. The total number of spaces meets the minimum development standard requirements. A pedestrian sidewalk system winds through the community, connecting residents to the amenities, most notably to the centrally located pool area adjacent to the clubhouse. The clubhouse is slated to contain a leasing office, clubroom, co-workings space and a fitness center for residents to enjoy. Other amenities include a dog park, children's play area & multiple court yards with a mixture of natural & artificial turf.

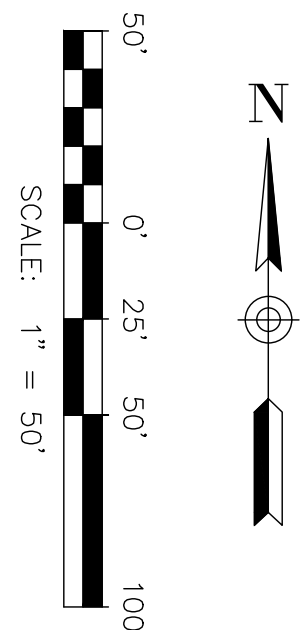
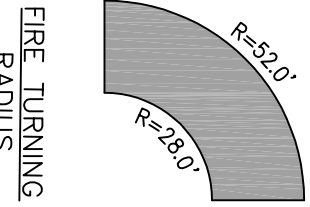


**Brandon Hoch, Development Associate**





**A.P.N. 124-15-315-003**



D.R. HORTON, INC.
VILLAGE AT TULE SPRINGS PARCEL 1.21
SITE PLAN

PLOT DATE: 07-02-24  
PLOT TIME: 10:25:47

**DHI Engineering, LLC**  
1081 WHITNEY RANCH DRIVE, SUITE 141  
HENDERSON NV, 89014  
O: (702) 635-3600



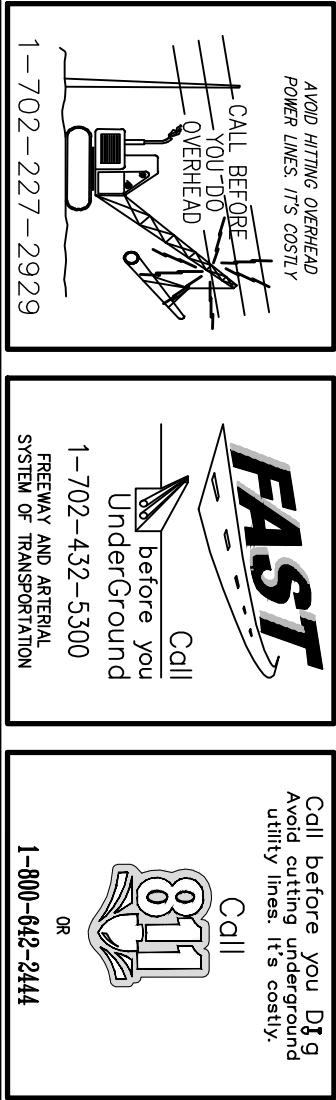
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1.21\DWG\EXHIBITS\24.0819\_VTS\_1.21\_SR.DWG




DATE: 07/02/2024

SP

1 OF 1 SHTS



CALL BEFORE  
YOU DO  
OVERHEAD



1-702-227-2929

**FAST**  
Call  before you  
UnderGround  
1-702-432-5300  
FREEWAY AND ARTERIAL  
SYSTEM OF TRANSPORTATION

Call  
811  
OR  
1-800-642-2444

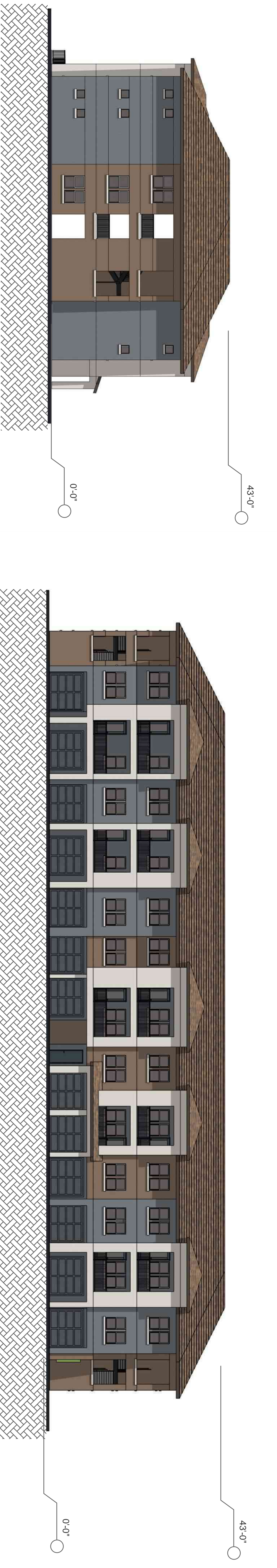


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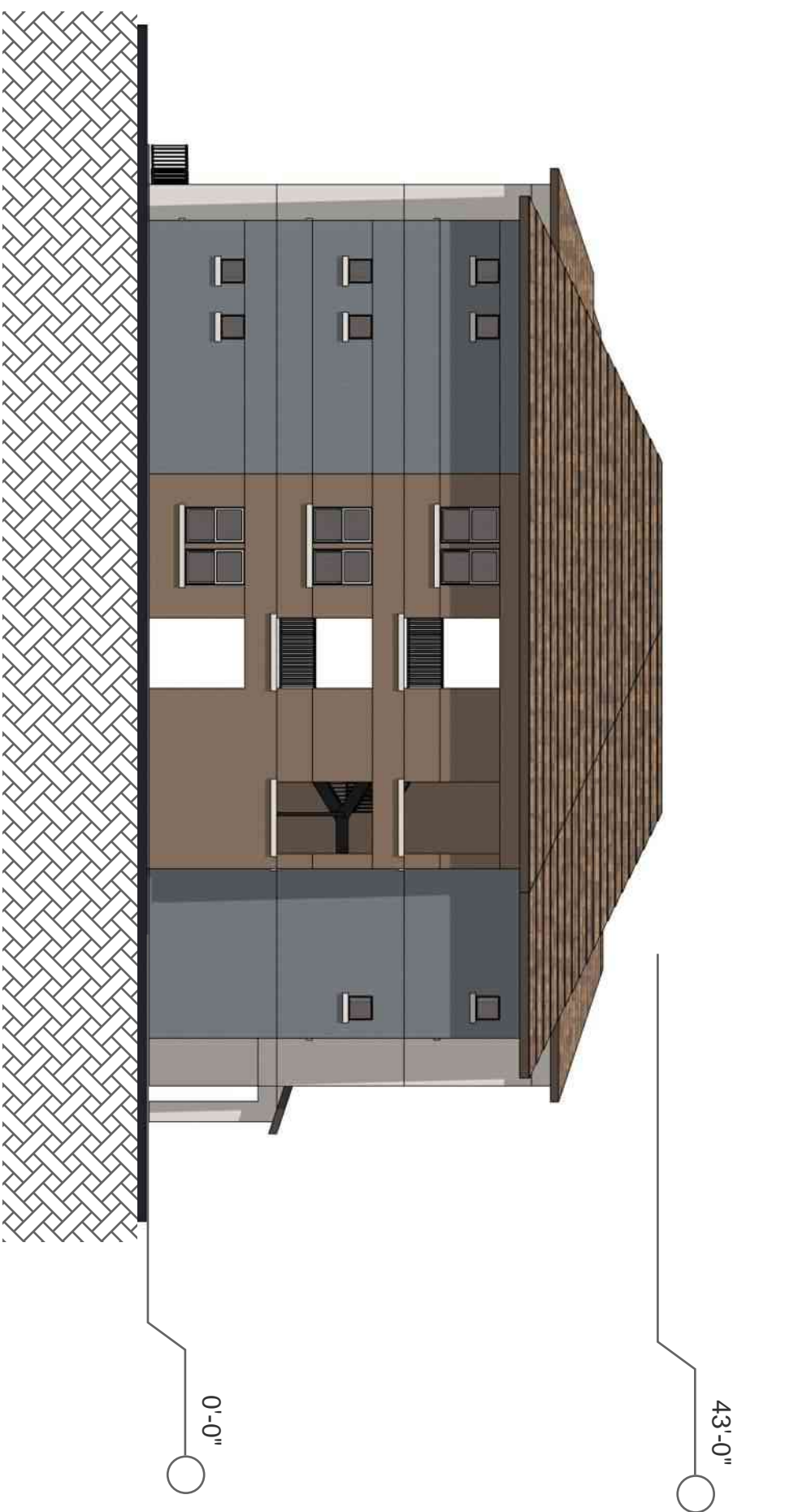




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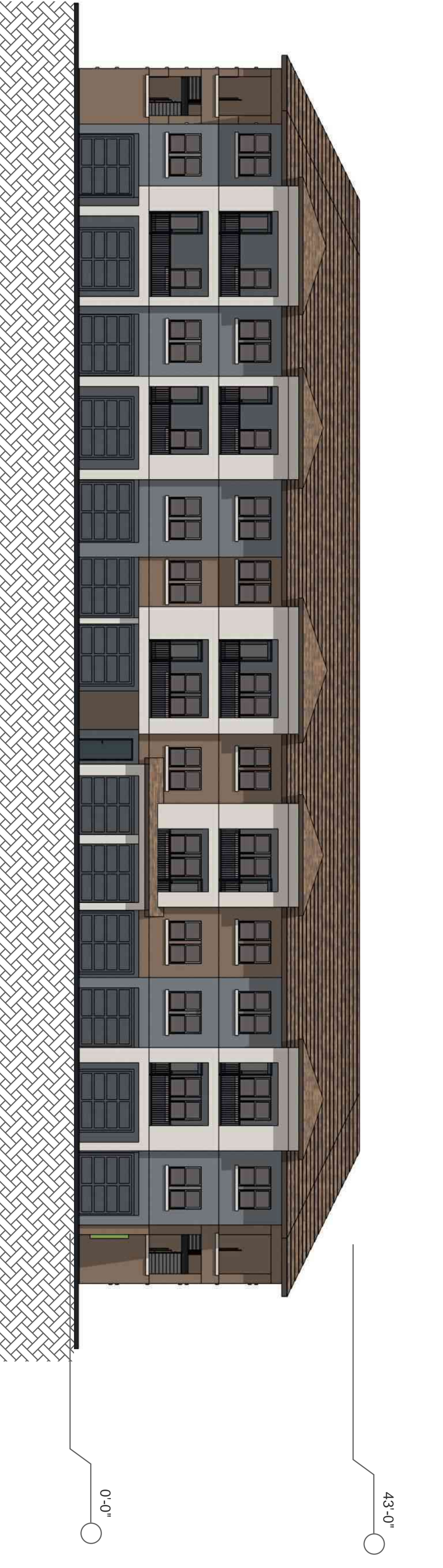
FRONT ELEVATION



LEFT ELEVATION



REAR ELEVATION



RIGHT ELEVATION

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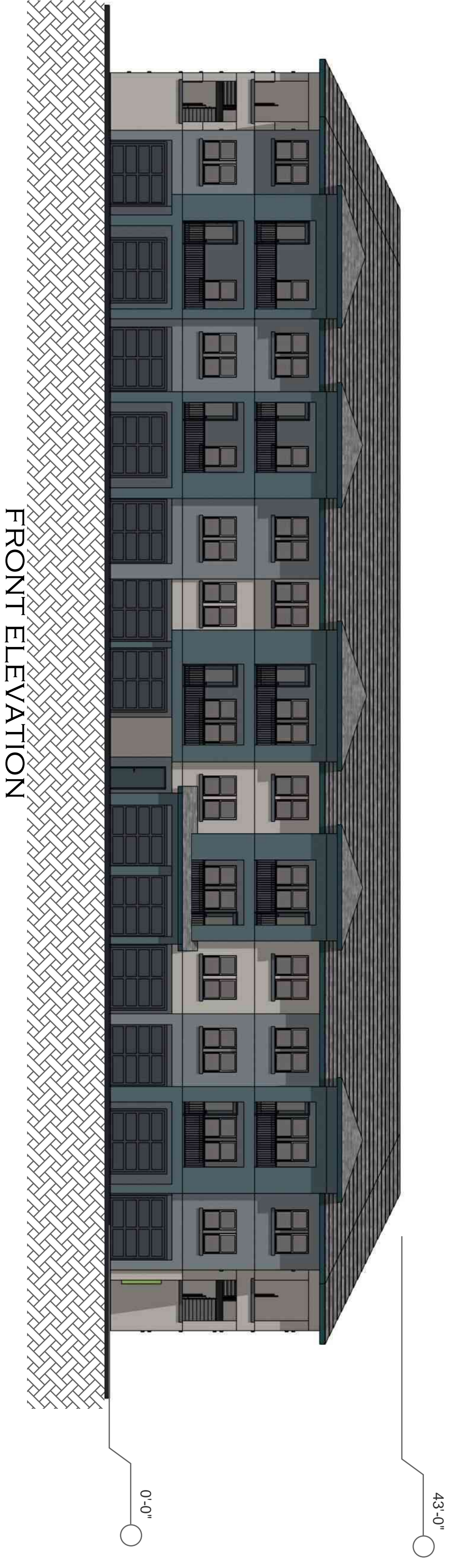
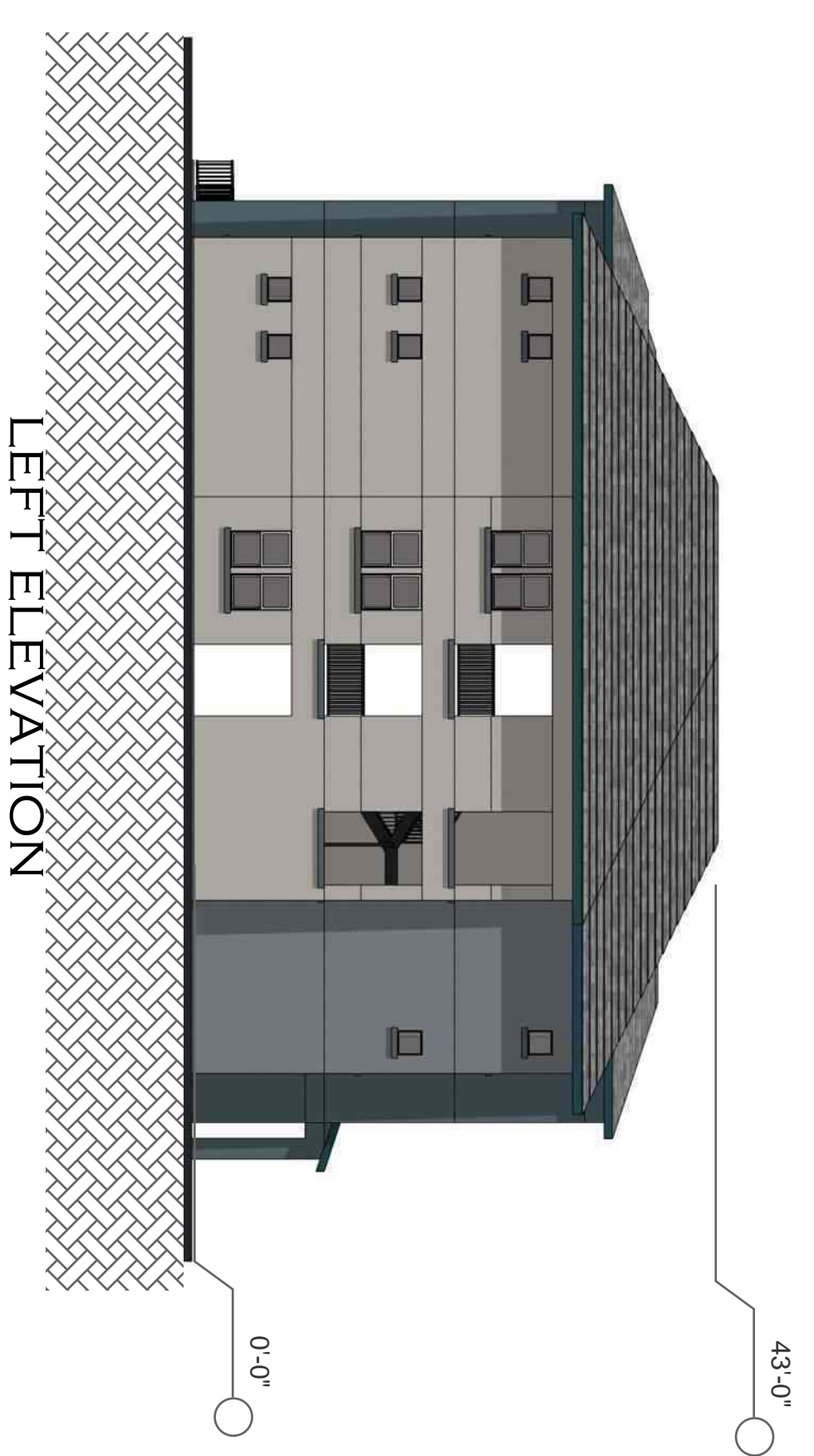
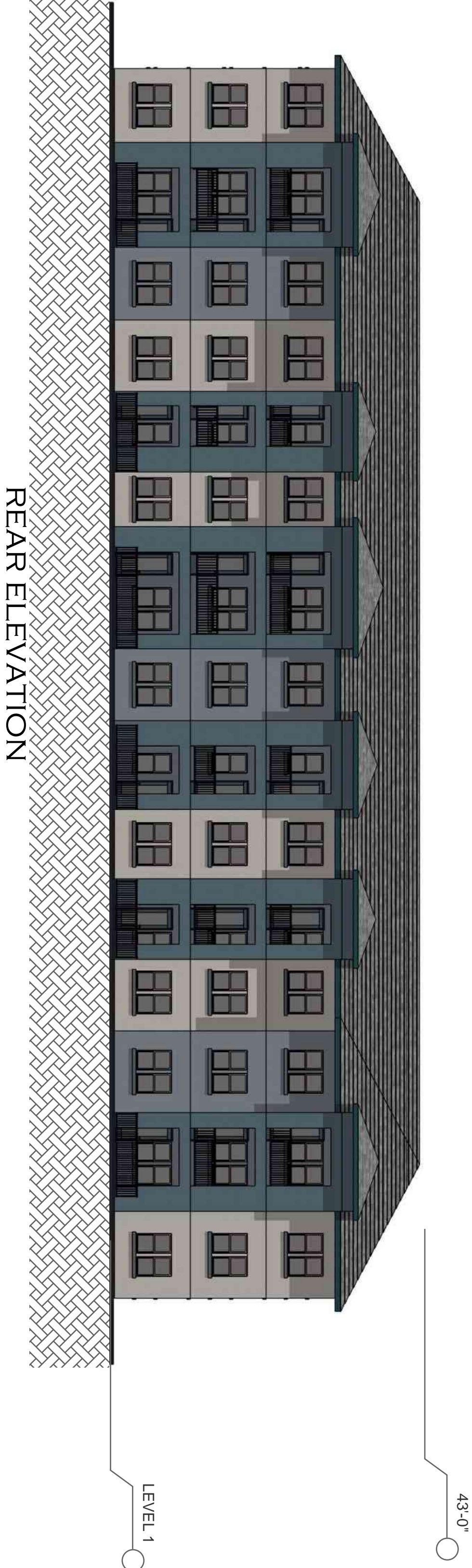
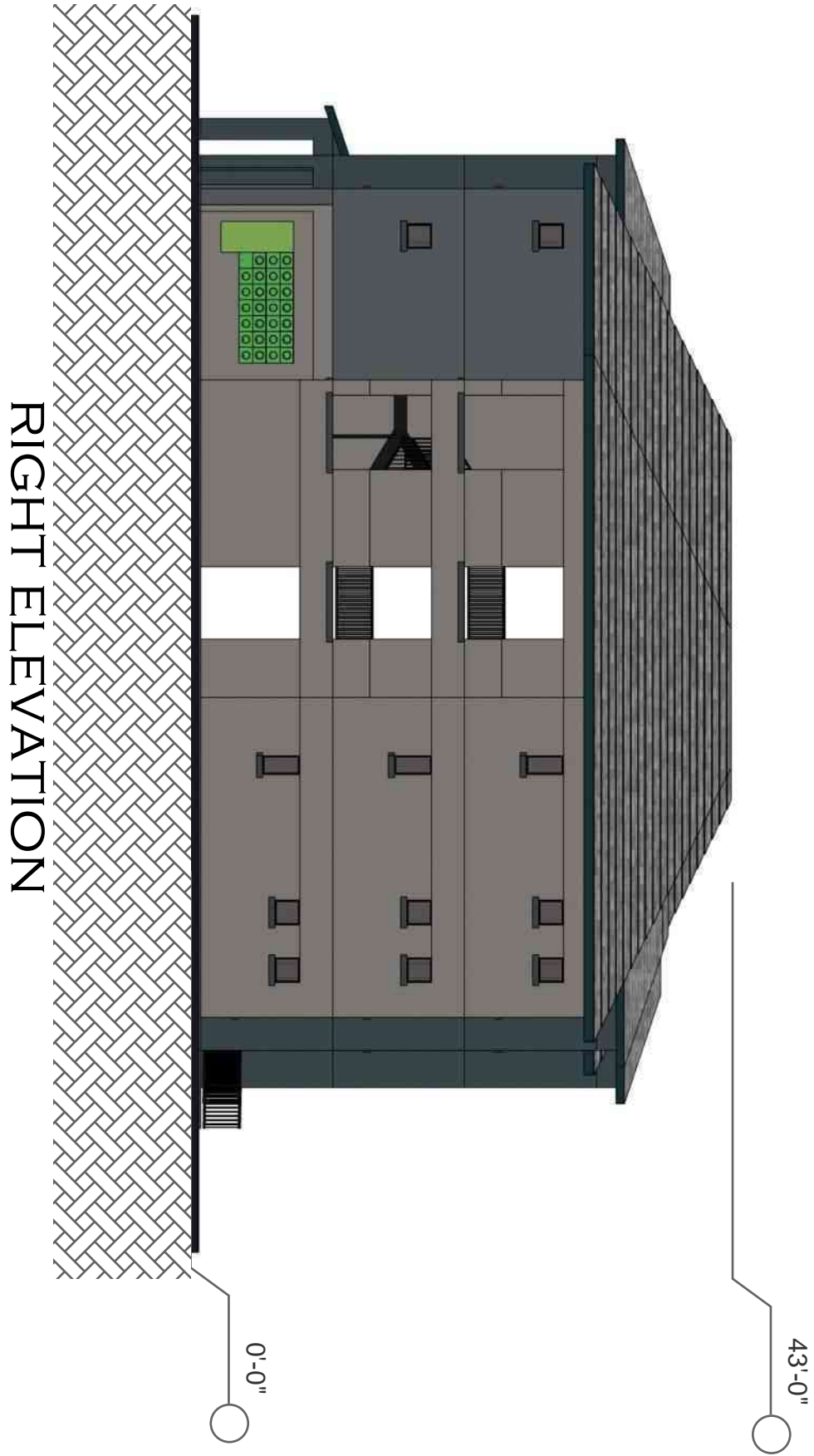
# BUILDING 'A' ELEVATIONS (HIP ROOF OPT. 1)

## ASCEND AT TULE SPRINGS

NORTH LAS VEGAS

PROJECT NO: 24-029 06/27/24





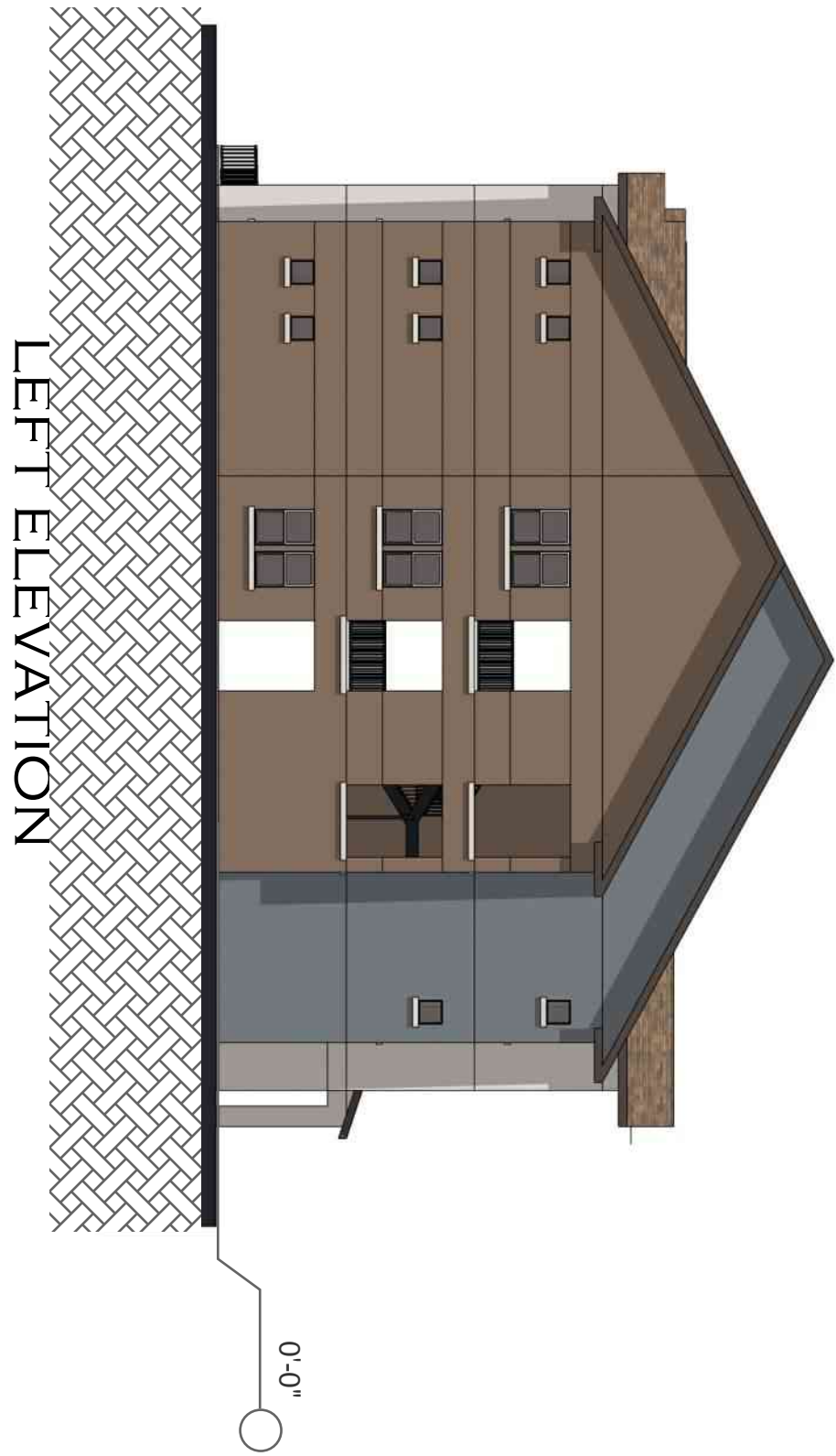
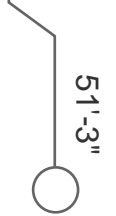
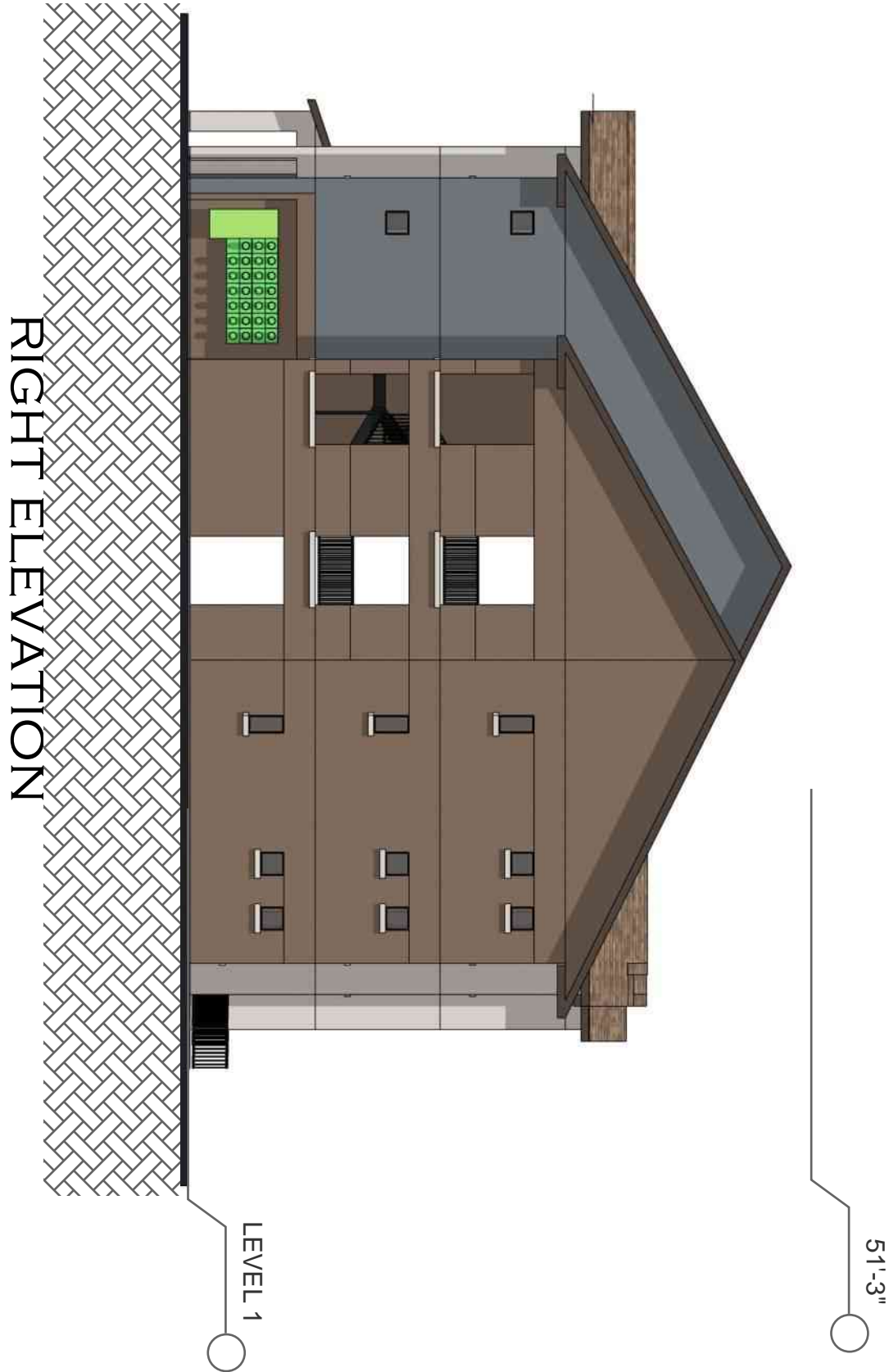
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# BUILDING 'A' ELEVATIONS (HIP ROOF OPT. 2)

## ASCEND AT TULE SPRINGS

NORTH LAS VEGAS





FRONT ELEVATION

LEFT ELEVATION

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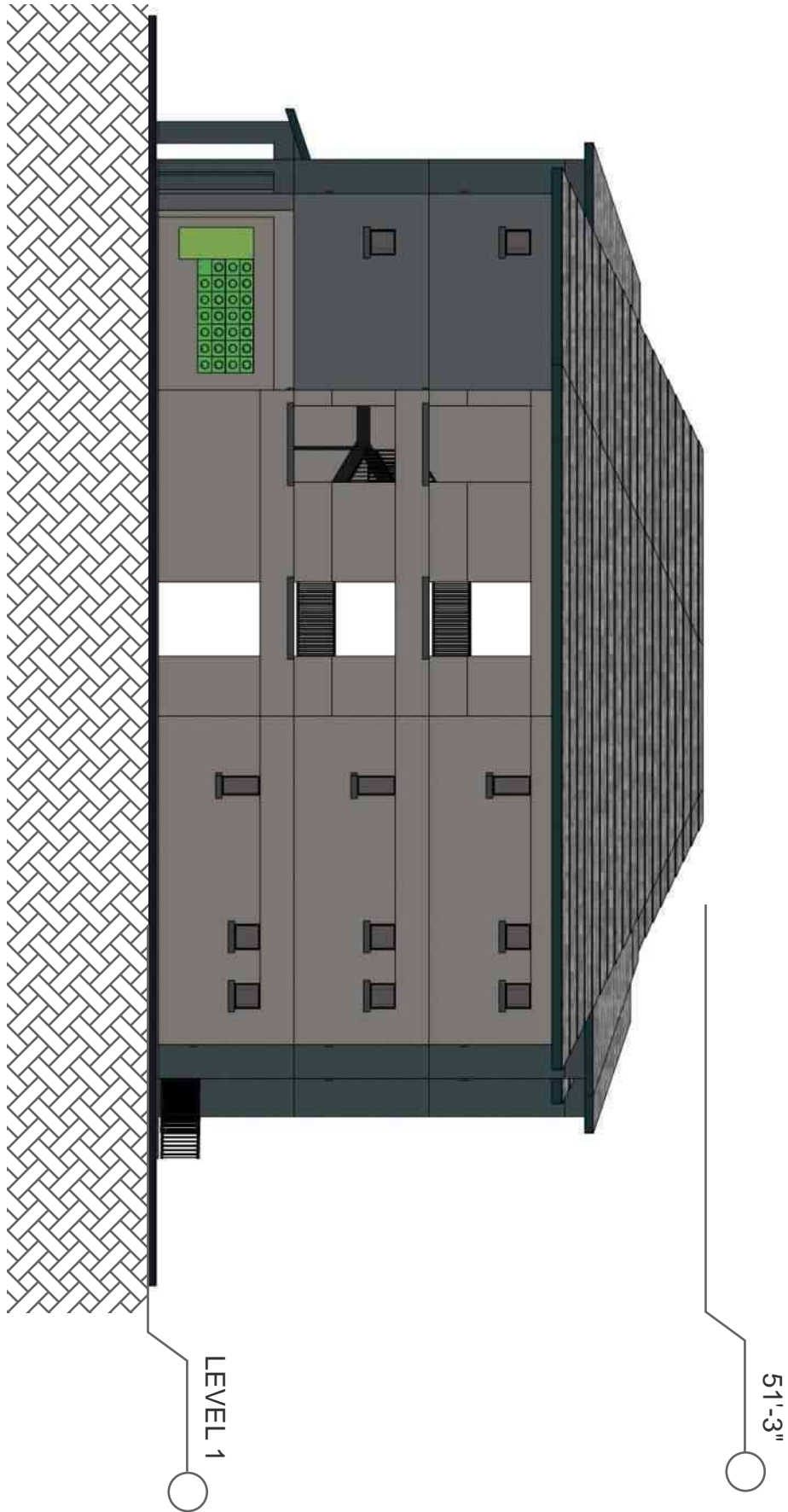
PROJECT NO: 24029 06/27/24

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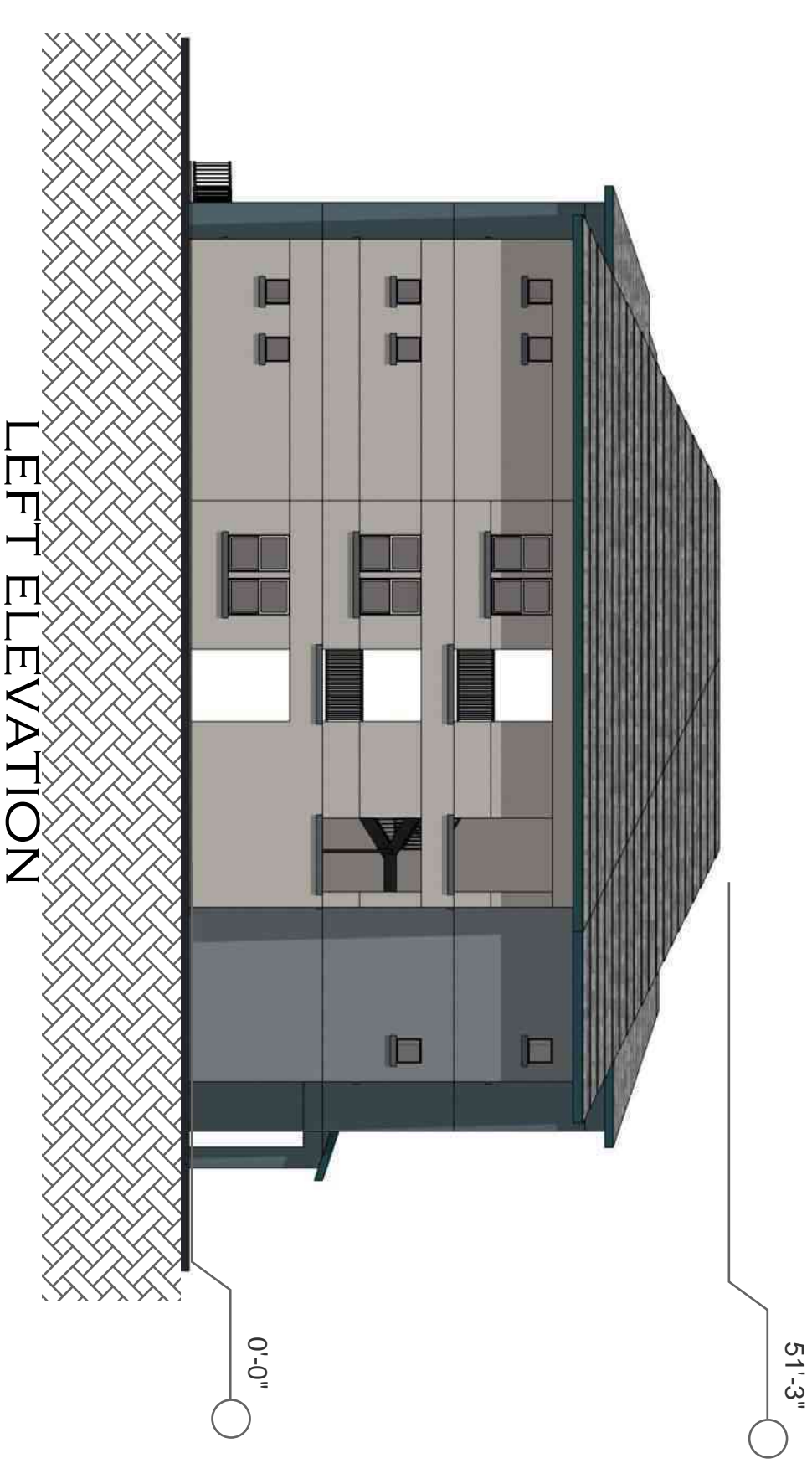
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NORTH LAS VEGAS





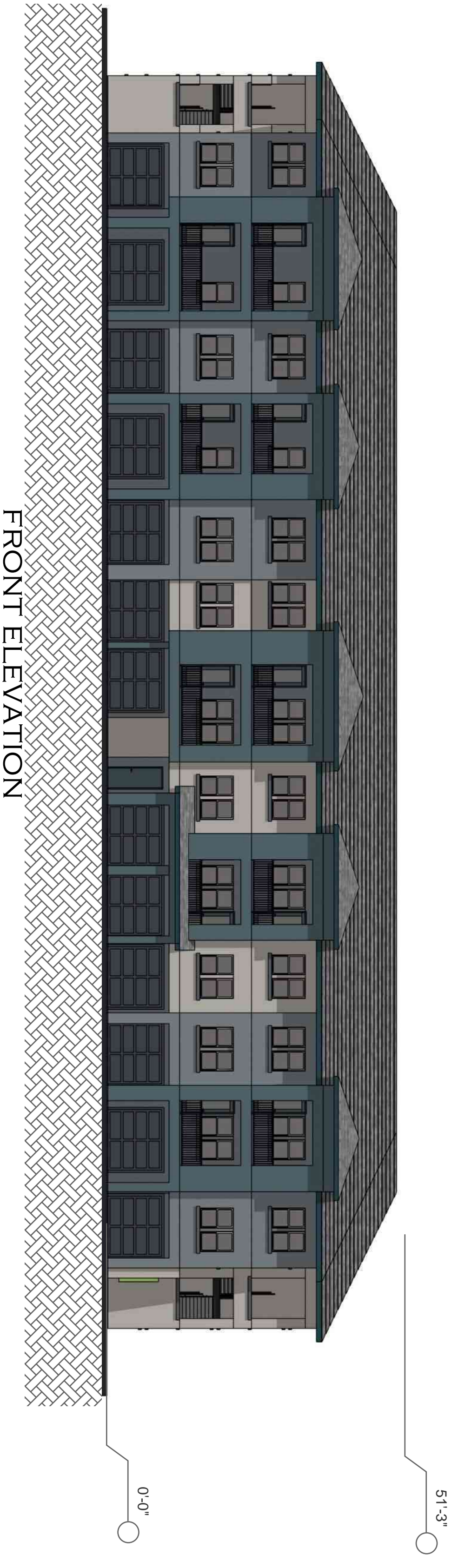
RIGHT ELEVATION



LEFT ELEVATION



REAR ELEVATION



FRONT ELEVATION

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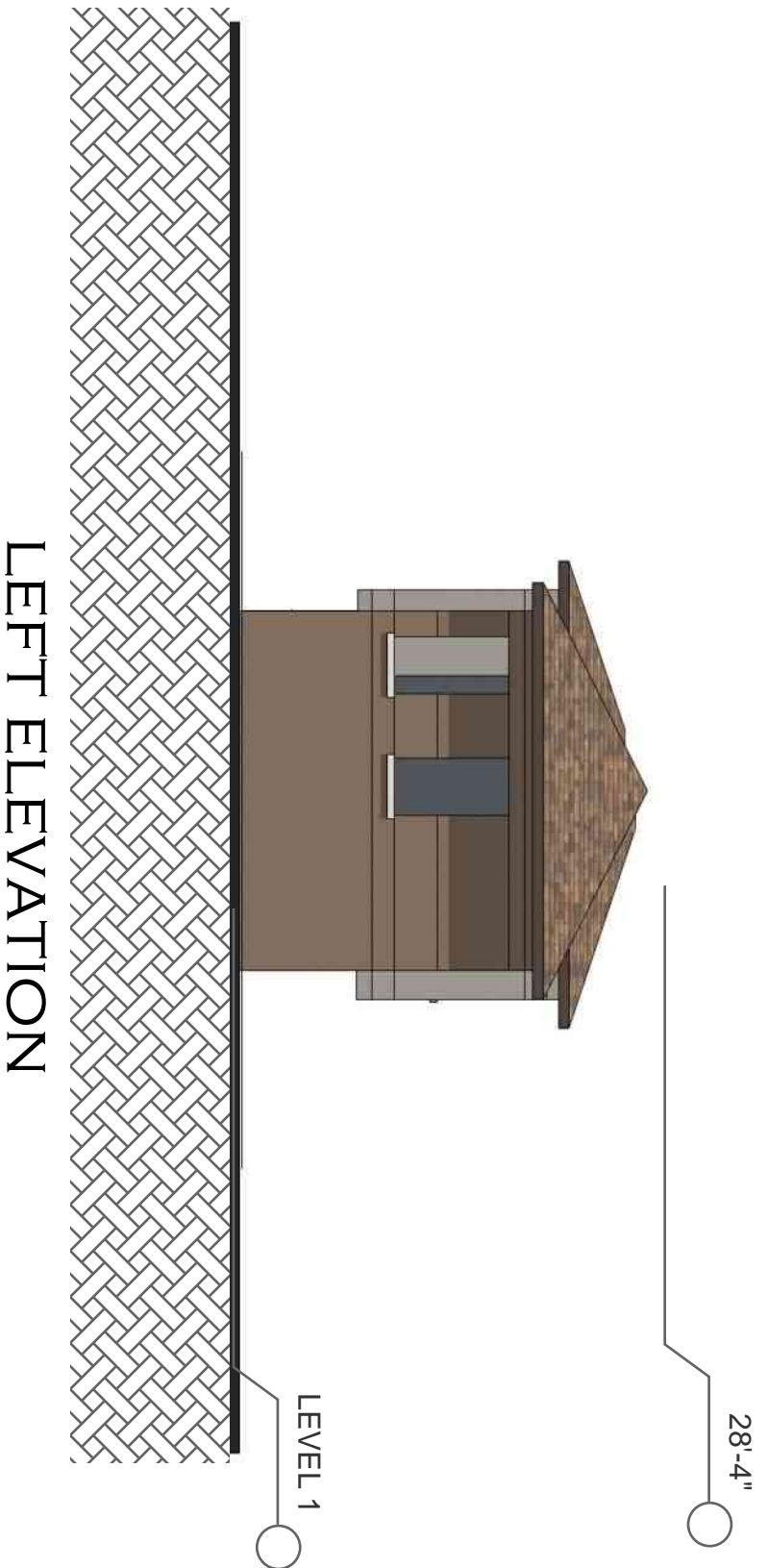
# BUILDING 'A' ELEVATIONS (GABLE OPT. 2)

## ASCEND AT TULE SPRINGS

NORTH LAS VEGAS



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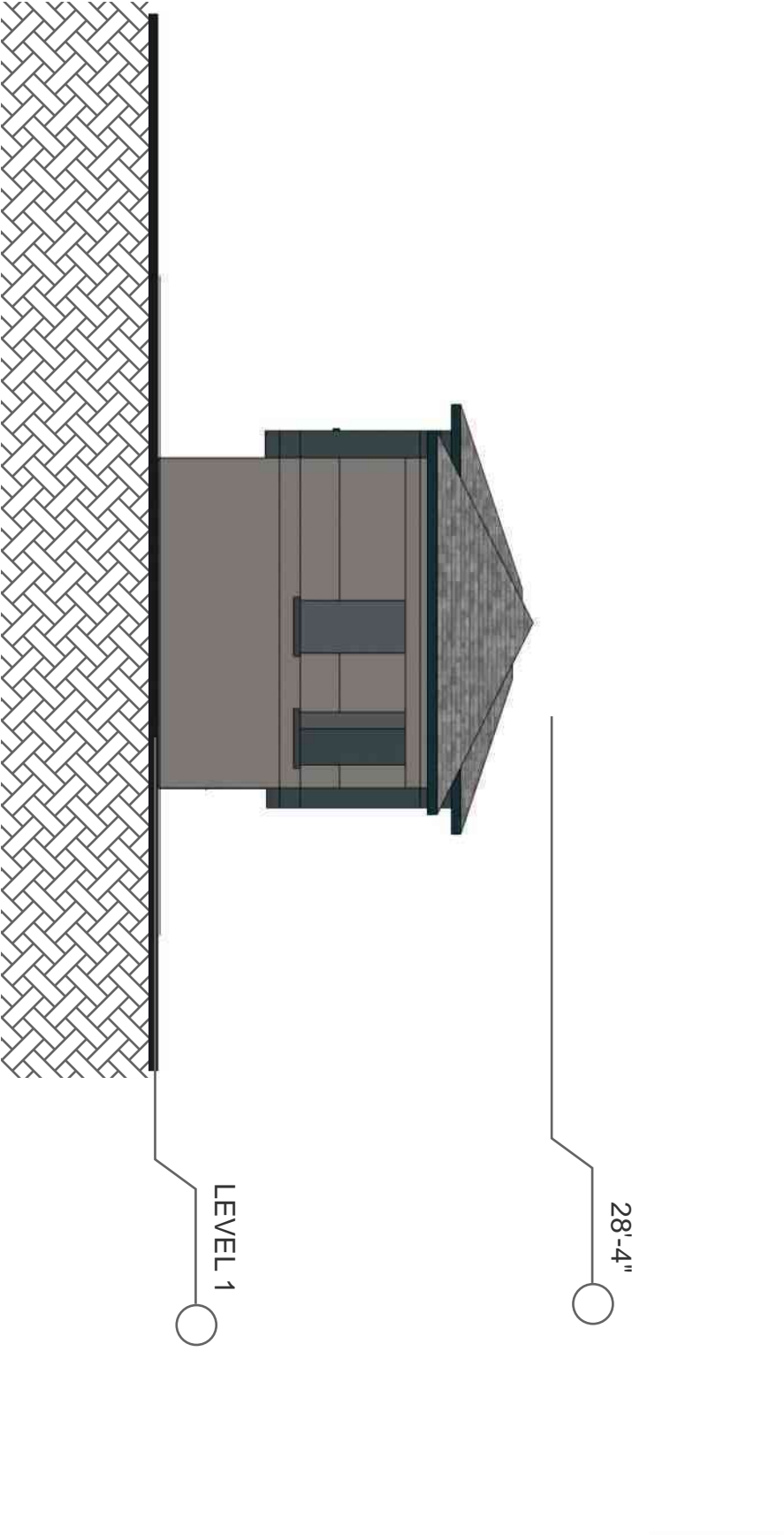


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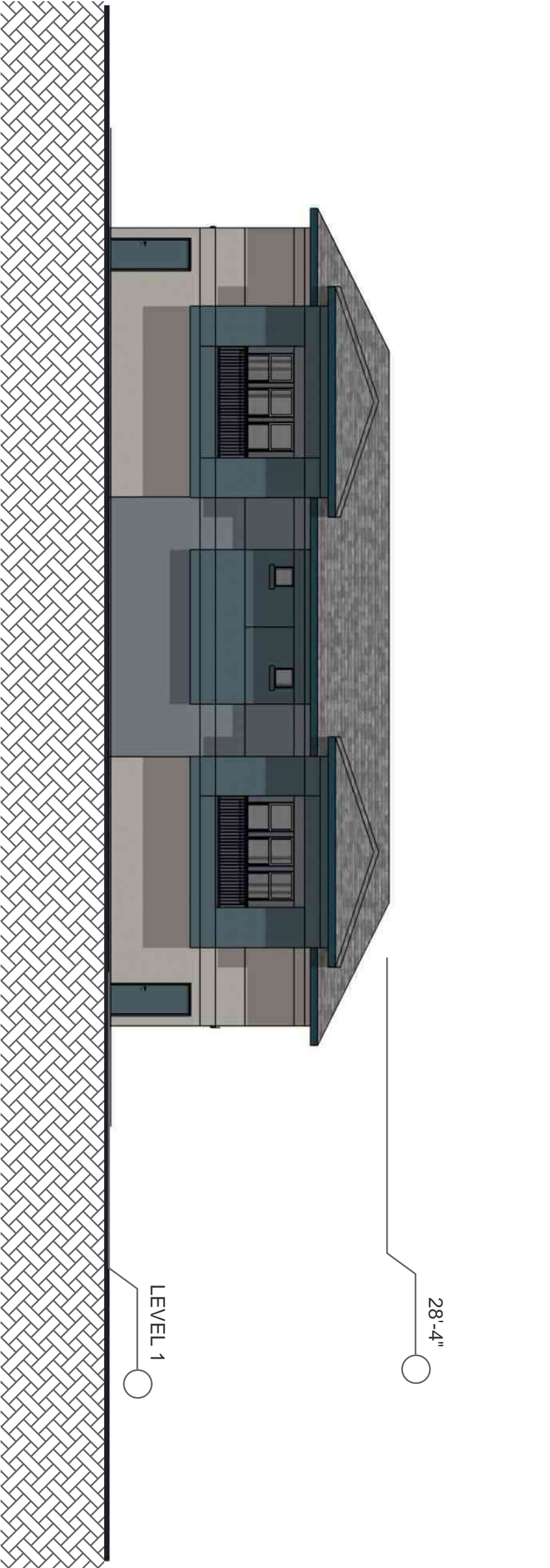
# CARRIAGE ELEVATIONS (HIP OPT. 1)

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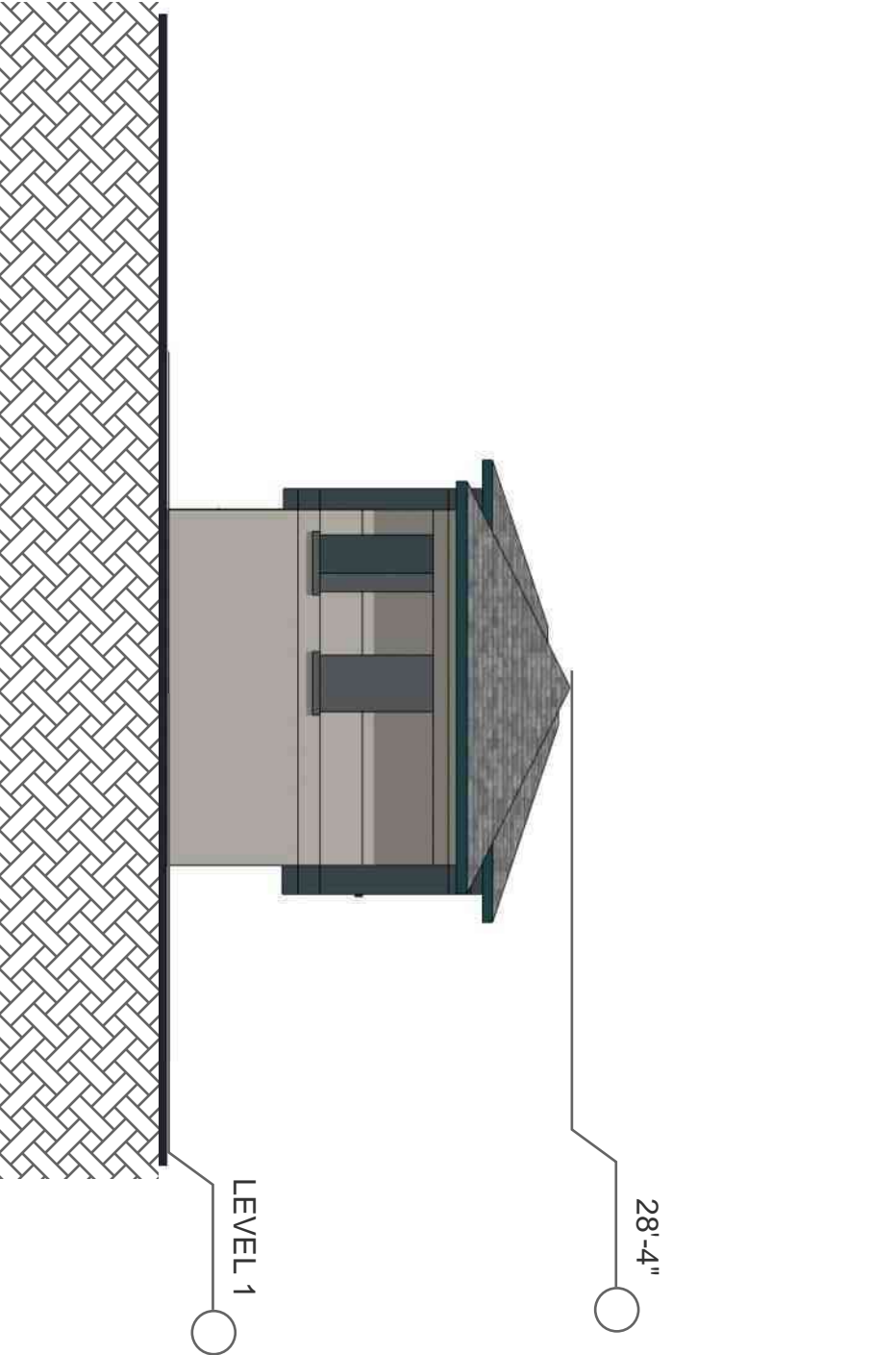
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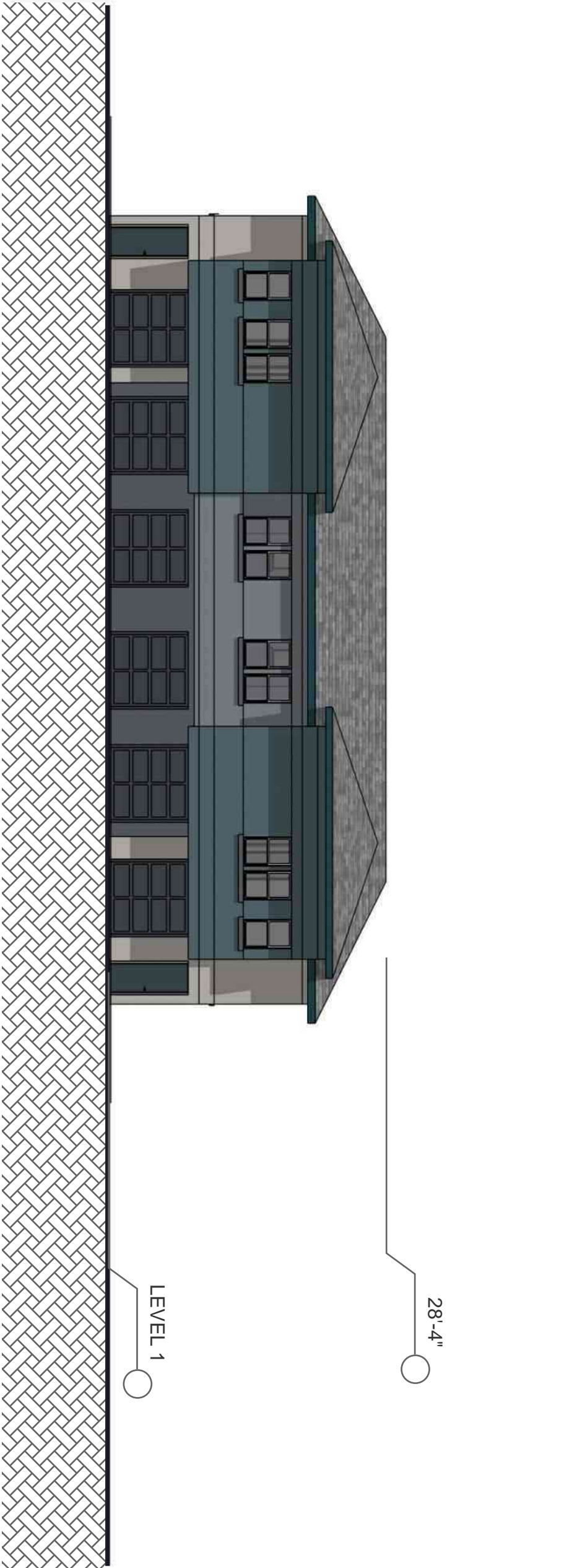
RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION



FRONT ELEVATION

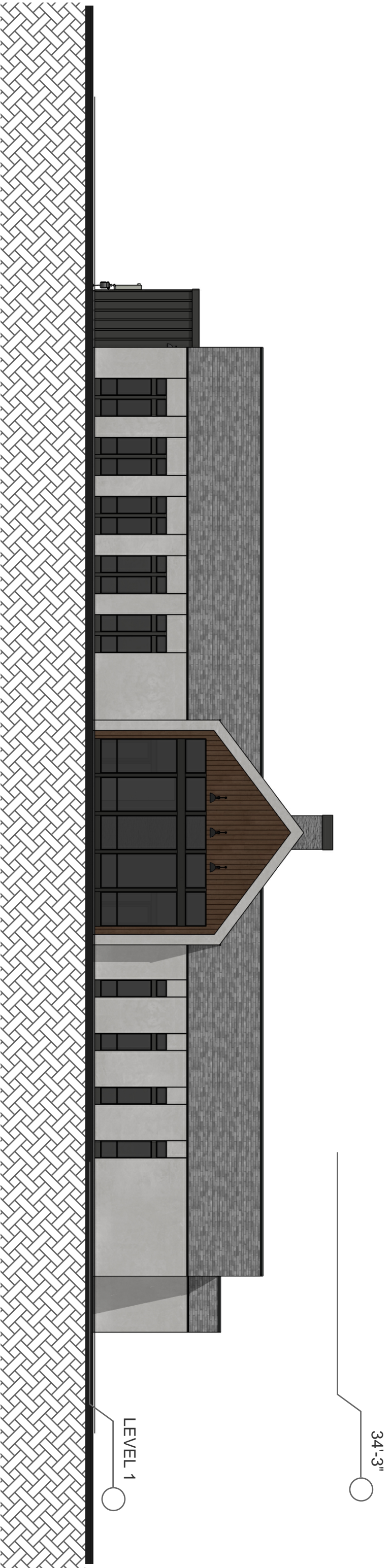
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# CARRIAGE ELEVATIONS (HIP OPT. 2)

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PROJECT NO: 24029 06/27/24





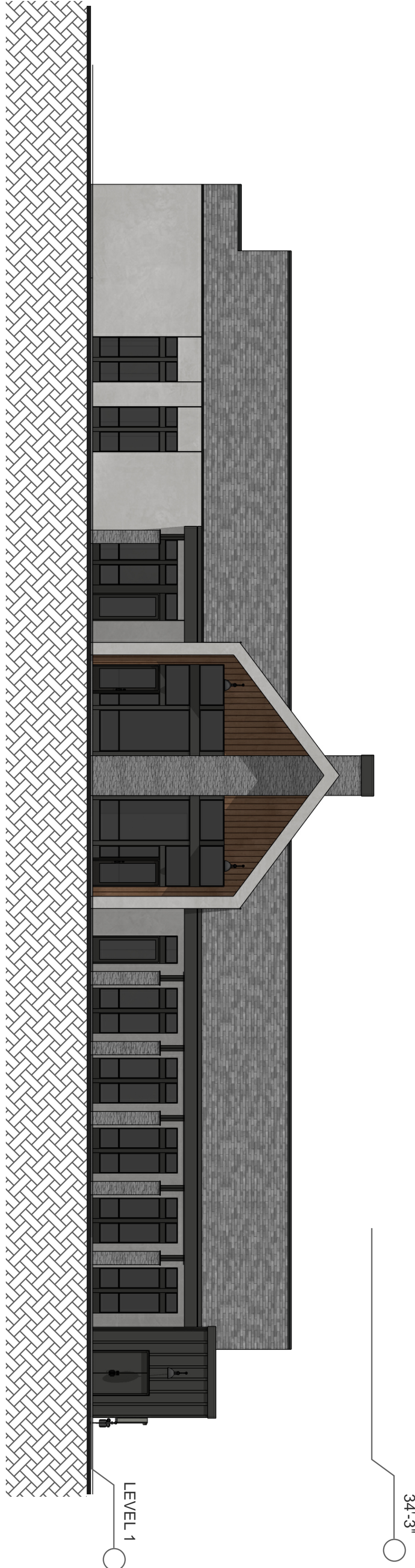
REAR ELEVATION



RIGHT ELEVATION



LEFT ELEVATION



FRONT ELEVATION

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PROJECT NO: 24-029 06/26/24

# CLUBHOUSE ELEVATIONS



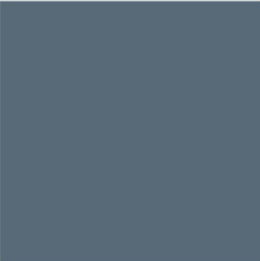
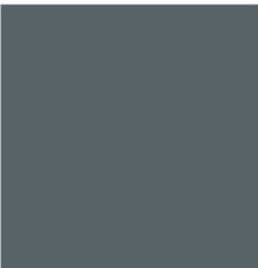
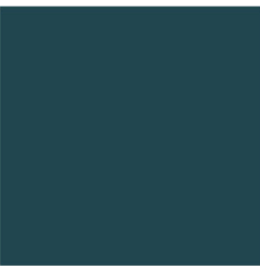


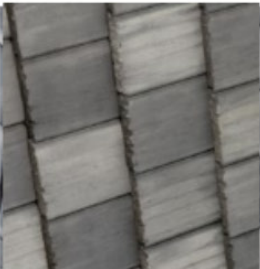

## ASCEND AT TULE SPRINGS

NORTH LAS VEGAS

## SCHEME 1

BODY/FIELD	BANDING/TRIM	DOOR/ACCENT	GARAGE DOOR	FASCIA	STONE	ROOF TILE	ROOF TILE	PAVERS
								
SW 6081 DOWN HOME	SW 7551 GREEK VILLA	SW 6249 DOOR/ACCENT	SW 6249 GARAGE DOOR	SW 6083 FASCIA	CLIFFSTONE MESQUITE	SCH 8708 DEL ORO BLEND	5671 VILLAGE BLEND	MIRAGE

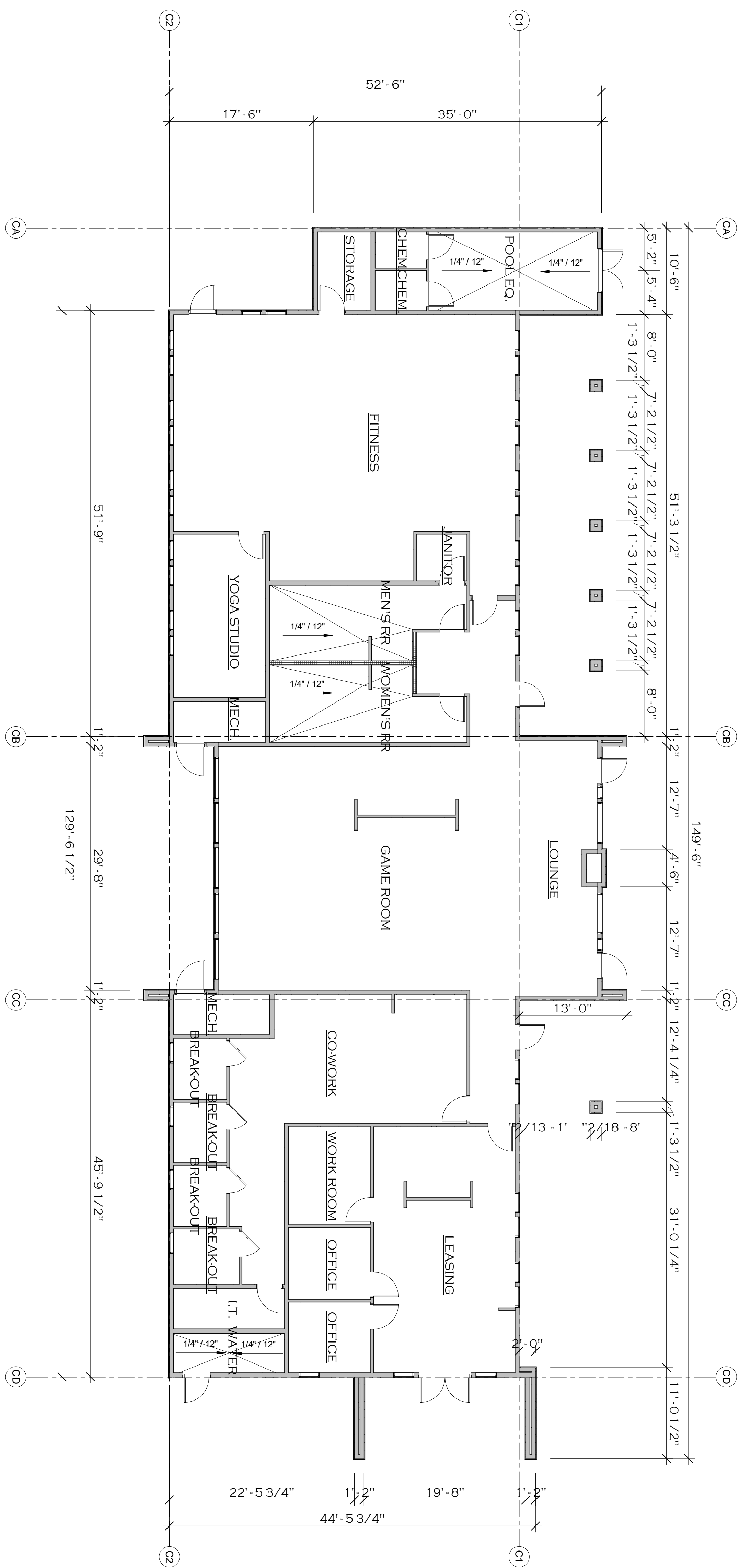
## SCHEME 2

BODY/FIELD	BANDING/TRIM	DOOR/ACCENT	GARAGE DOOR	FASCIA	STONE	ROOF TILE	ROOF TILE	PAVERS
								
SW 6236 MINDFUL GRAY	SW 6236 GRAYS HARBOR	SW 9141 WATERLOO	SW 6236 GRAYS HARBOR	SW 9142 MOSCOW MIDNIGHT	STACKED STONE SILVER LINING	CHARCOAL BROWN ALT	STONE MOUNTAIN ALT	STARDUST

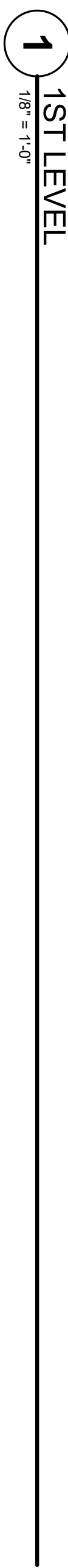
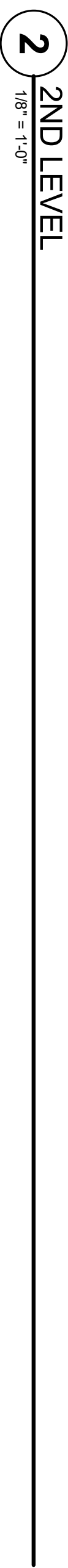
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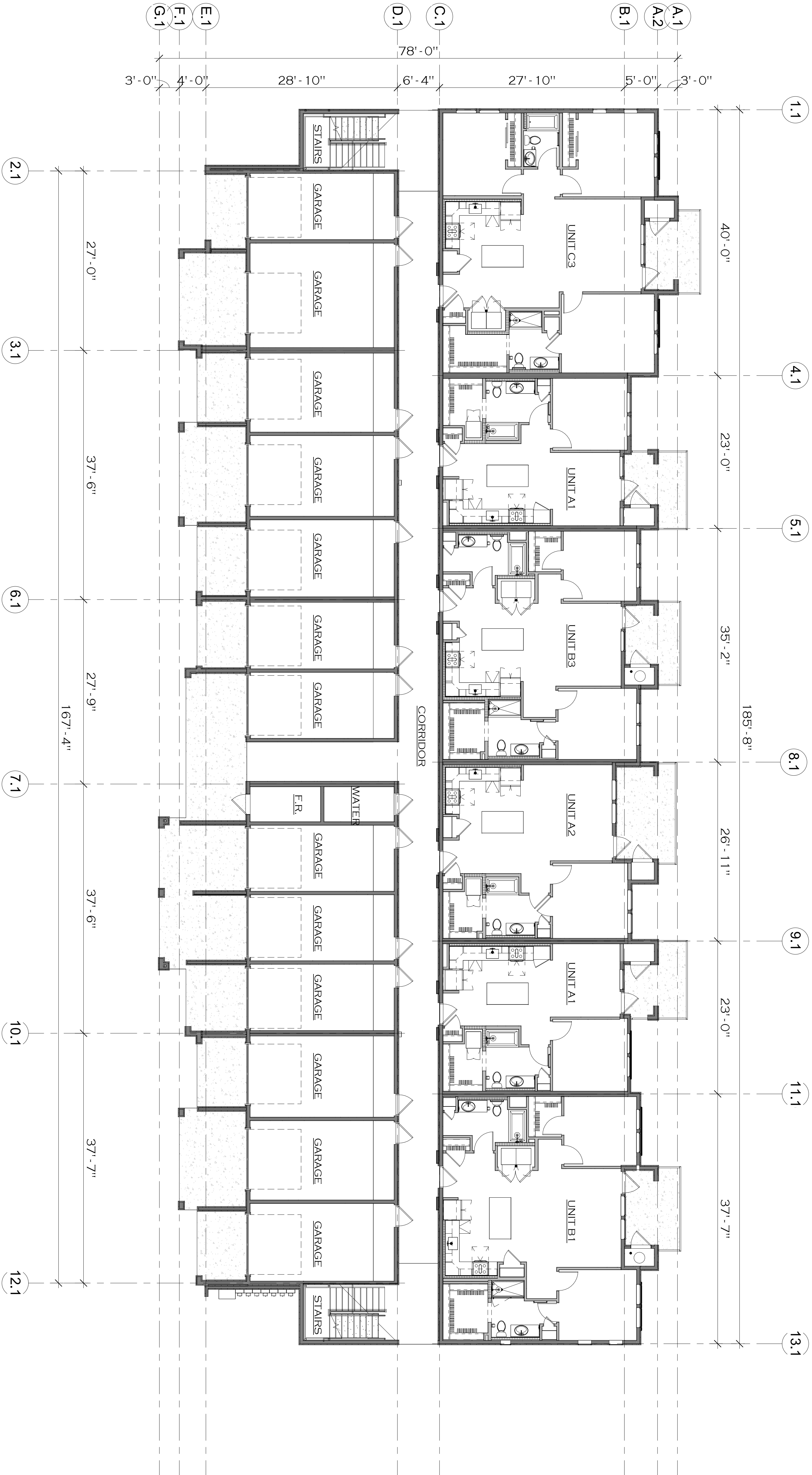
# NORTH LAS VEGAS



# NORTH LAS VEGAS







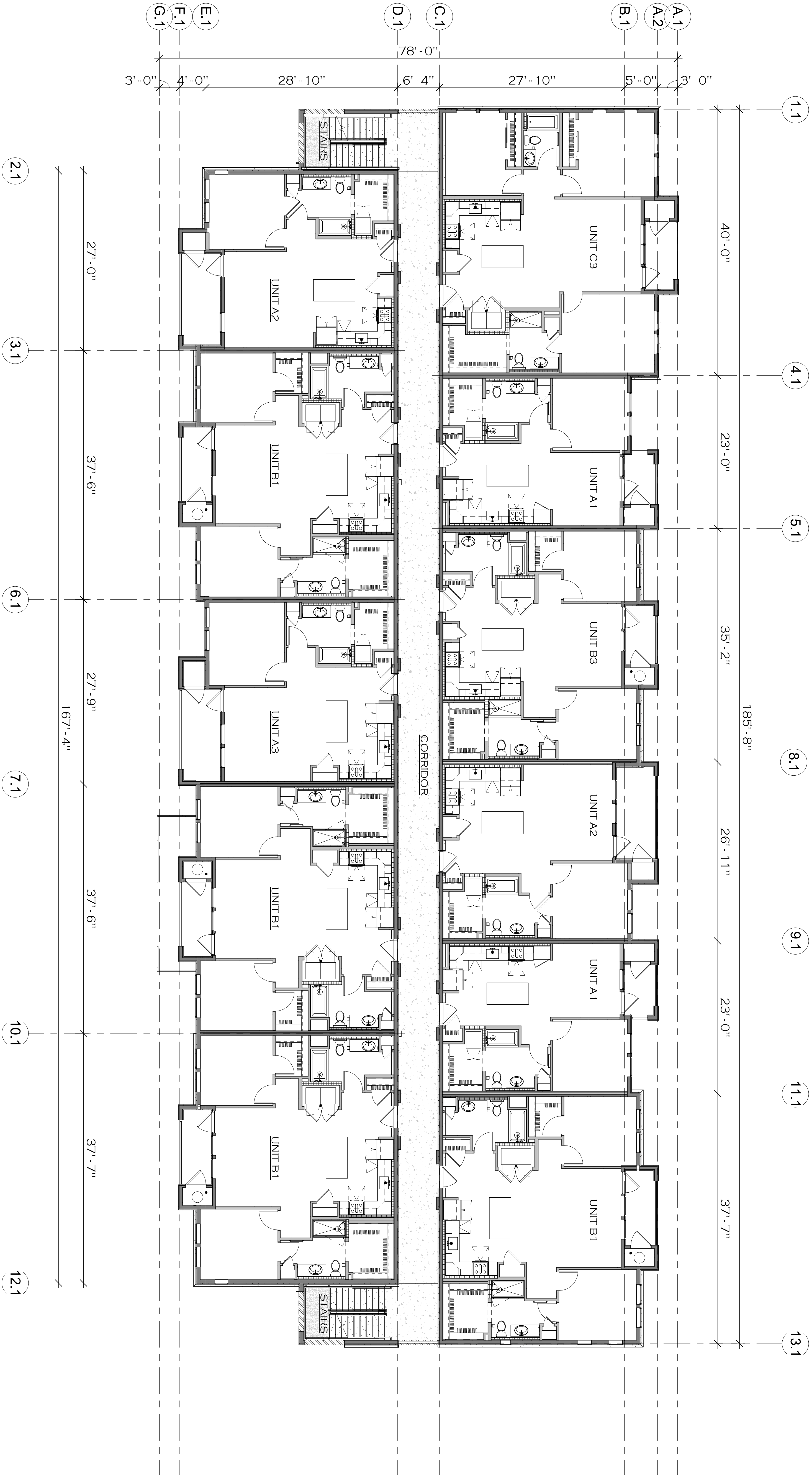
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PROJECT NO: 24029 07/01/24

# BUILDING A FLOOR PLAN LEVEL 1

## ASCEND AT TULE SPRINGS

NORTH LAS VEGAS



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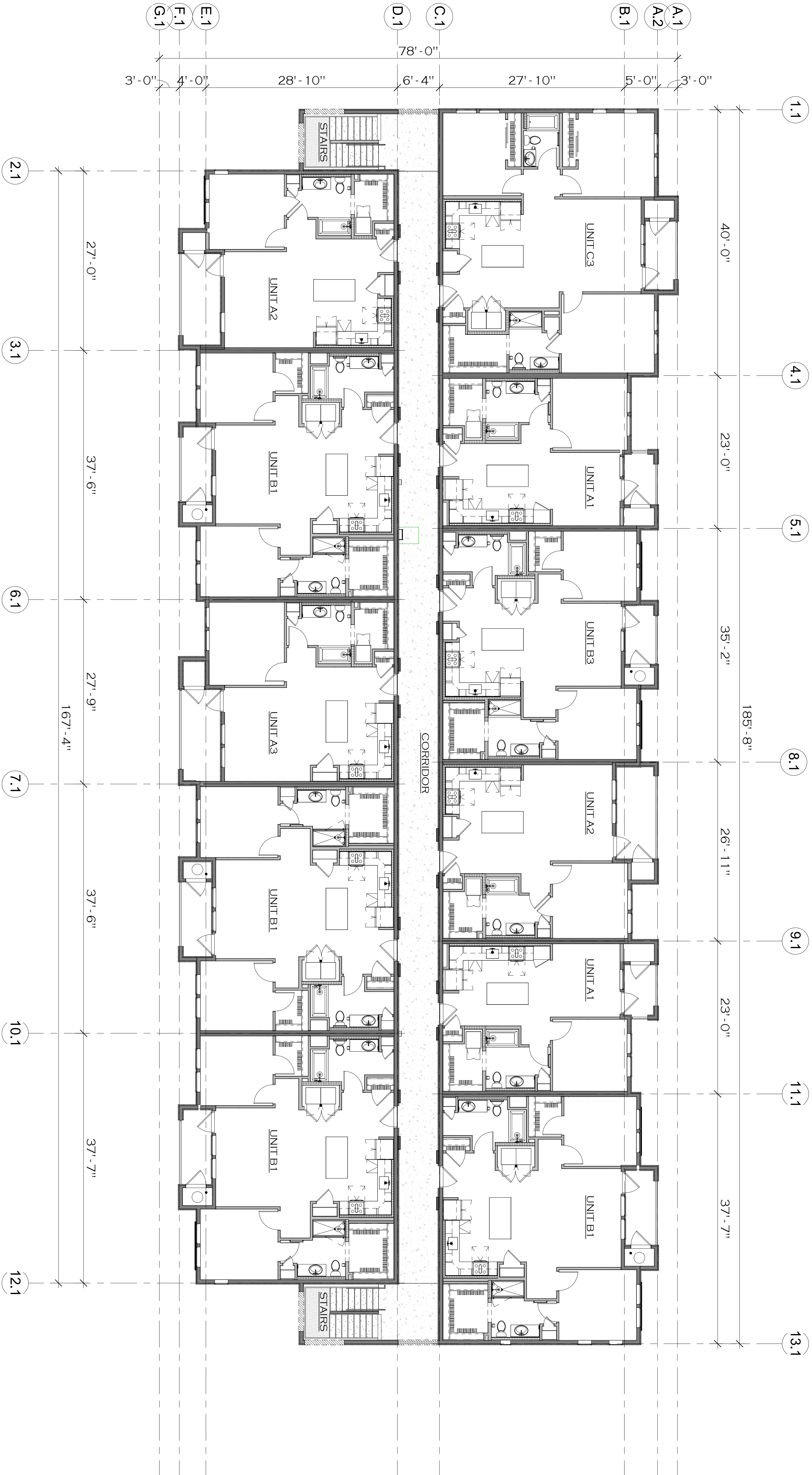
PROJECT NO. 24029 07/01/24

# BUILDING A FLOOR PLAN LEVEL 2

## ASCEND AT TULE SPRINGS

NORTH LAS VEGAS





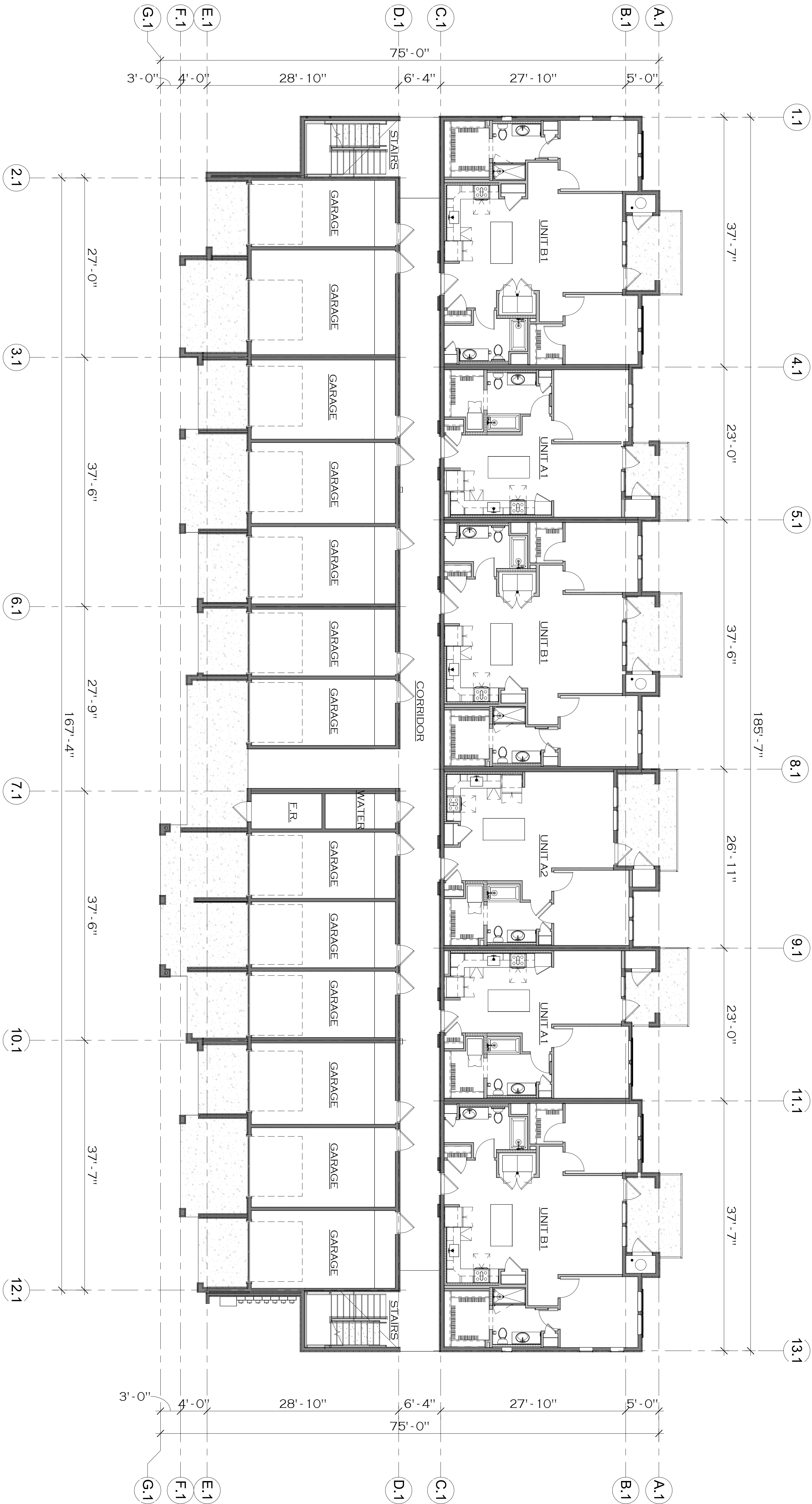
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PROJECT NO. 24029 07/01/24

# BUILDING A FLOOR PLAN LEVEL 3

## ASCEND AT TULE SPRINGS

NORTH LAS VEGAS



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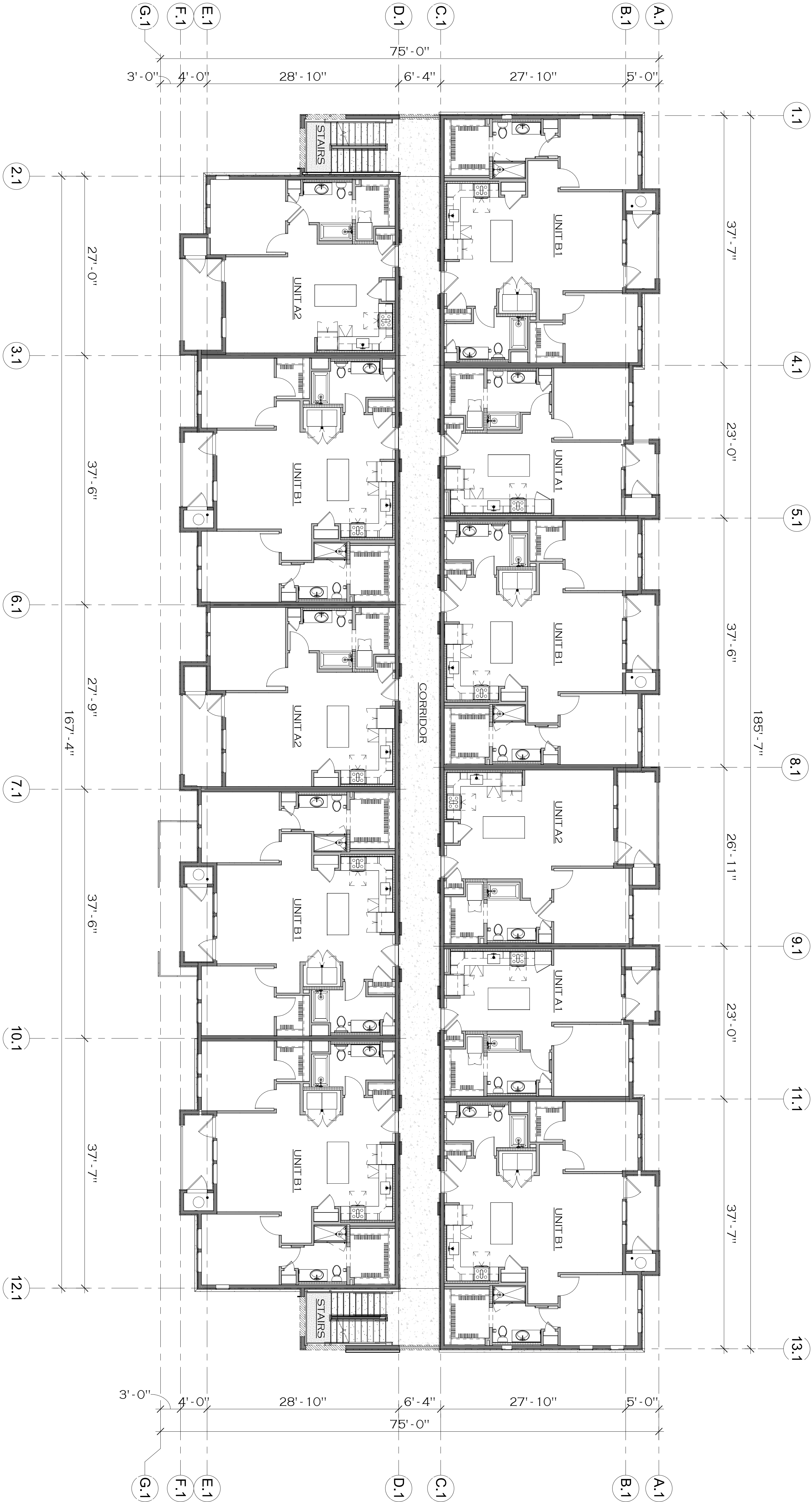
PROJECT NO: STANDARD 06/26/24

# BUILDING B FLOOR PLAN LEVEL 1

## ASCEND AT TULE SPRINGS

NORTH LAS VEGAS





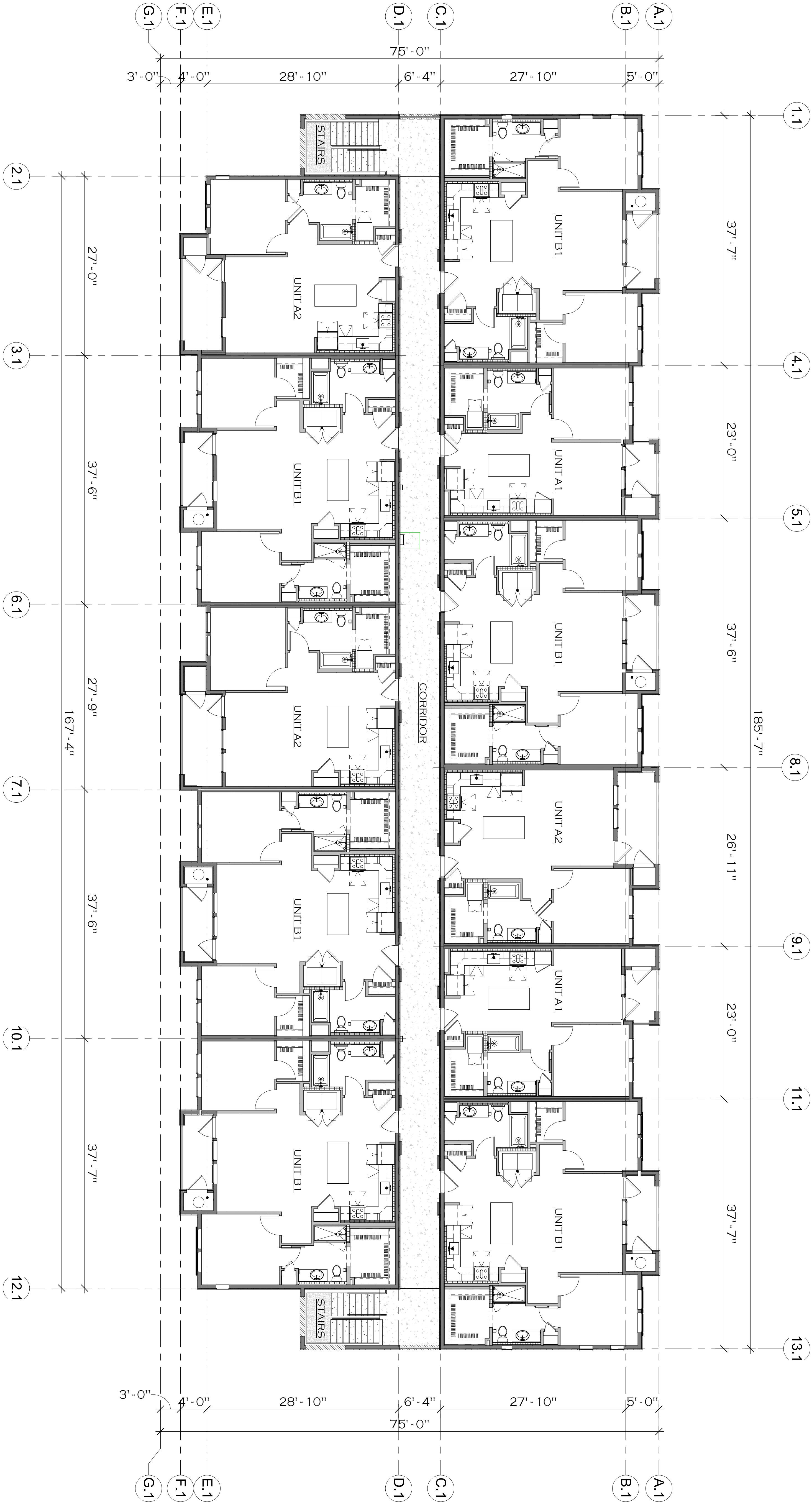
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PROJECT NO: STANDARD 06/26/24

# BUILDING B FLOOR PLAN LEVEL 2

## ASCEND AT TULE SPRINGS

NORTH LAS VEGAS



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BUILDING B FLOOR PLAN LEVEL 3

ASCEND AT TULE SPRINGS

NORTH LAS VEGAS









Real Property Management  
1180 Military Tribute Place  
Henderson, NV 89074

## School Development Tracking Form

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

Date Filed 07/12/2024 Application Number SPR-07-2024 Entity NLV

Company Name Brandon Hoch

Contact Name \_\_\_\_\_

Contact Mailing Address \_\_\_\_\_

City \_\_\_\_\_

State \_\_\_\_\_

Zip Code \_\_\_\_\_

Phone (303) 653-7958

Email \_\_\_\_\_

Project Name Ascend at Tule Springs Parcel 1.21

Project Description Develop 350 unit gated rental community  
Located on the SE corner Evelyn Brooks St. & Tule Springs Pkwy  
14.54 gross acres

APN's 124-15-315-002

Student Yield	Elementary School	Middle School	High School
Single-Family Units (1)	x 0.142 = 0	x 0.080 = 0	x 0.130 = 0
Multi-Family Units (2) 350	x 0.124 = 44	x 0.061 = 22	x 0.080 = 28
Resort Condo Units (3)			
Total	44	22	28

(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 W Rome Blvd.	K-5	650	767	05/01/24
Duncan, Ruby ES	250 W Rome Blvd.	K-5	672	700	05/01/24
Cram, Brian & Teri MS	1900 W Deer Springs Way	6-8	1529	1374	05/01/24
Legacy HS	150 W Deer Springs Way	9-12	2457	2521	05/01/24

\* CCSD Comments Hayden, Don E. ES was over program capacity for the 2023-2024 school year. Hayden, Don E. ES was 118% over 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 REDUCED FROM 11X17 ORIGINAL



MAP LEGEND

- PARCEL BOUNDARY

SUB BOUNDARY

PMILD BOUNDARY

ROAD EASEMENT

MATCH / LEADER LINE

HISTORIC LOT LINE

HISTORIC SUB BOUNDARY

HISTORIC PMILD 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 SUB/SEQ NUMBER

PB 24-45

PLAT RECORDING NUMBER

5

BLOCK NUMBER

5

LOT NUMBER

GL5

GOV. LOT NUMBER

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

BOOK	
199S	R61E

SEC.	
15	

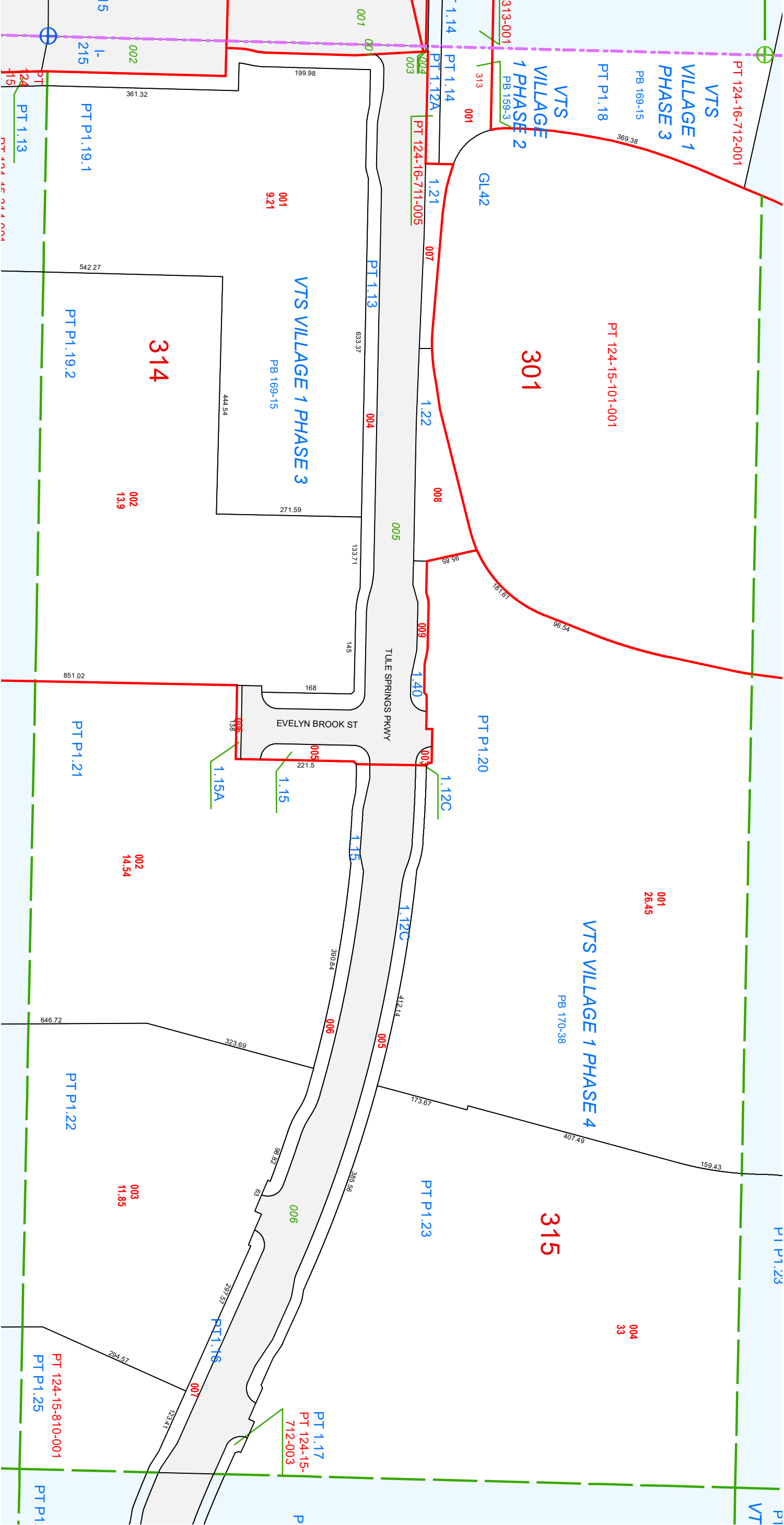
MAP	
N 2 SW	4

124-15-3

6	5	4	3	2	1
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

Scale: 1" = 200'

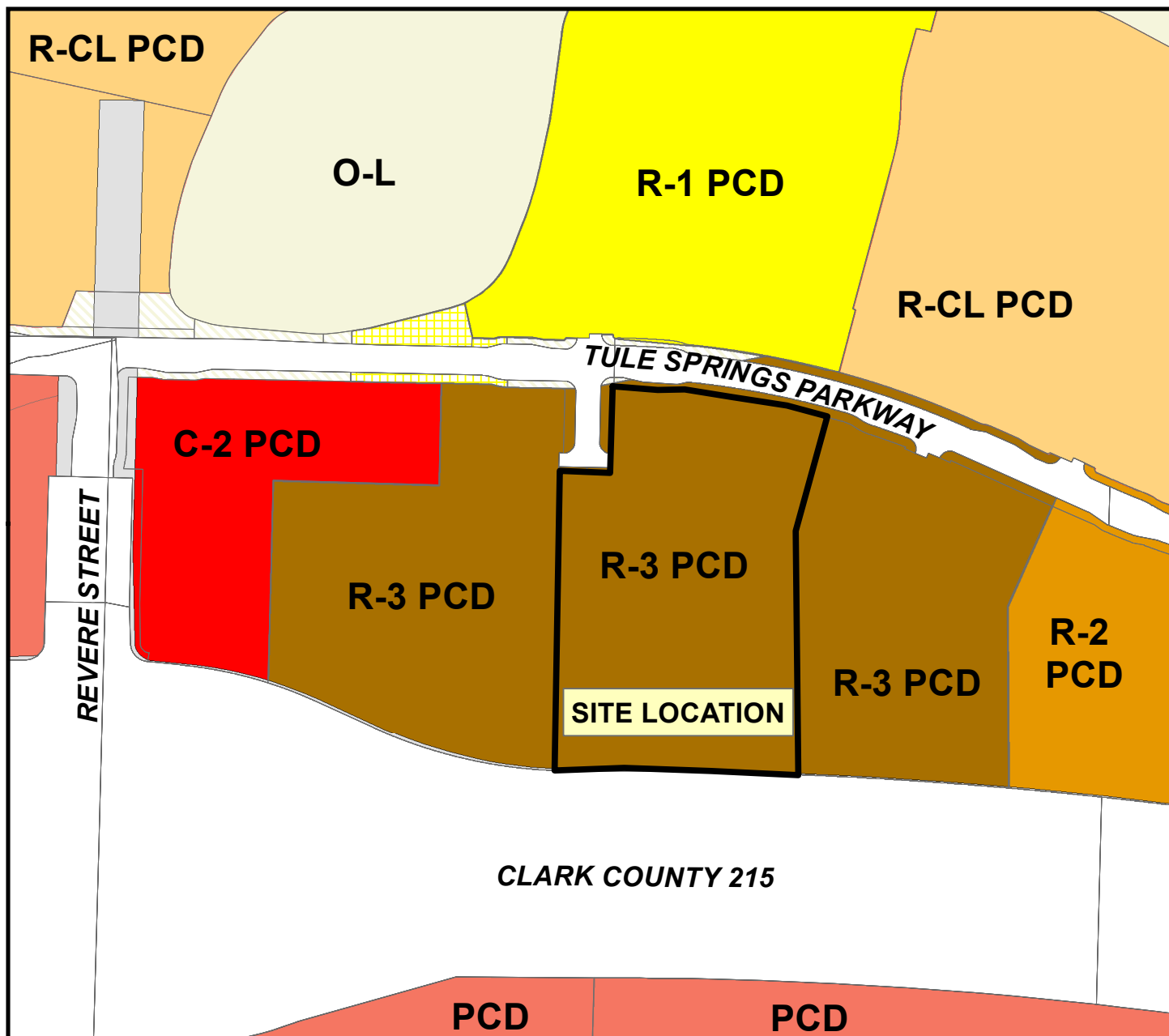
Rev: 6/14/2023





# THE CITY OF NORTH LAS VEGAS

## Location & Zoning Map



Applicant: D.R. Horton  
Application: Site Plan Review  
Request: To allow a 350-Unit, Multi-Family Development  
Project Info: North of Clark County 215 and Approximately  
1,200 Feet East of Revere Street  
Case Number: SPR-07-2024

07/15/2024

