

## CITY OF NORTH LAS VEGAS

### INTEROFFICE MEMORANDUM

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To: Duane McNelly, Principal Planner, Land Development & Community Services Dept.  
From: Jimmy Love, Major Projects Coordinator, Department of Public Works  
Subject: SPR-01-2023 **Villages at Tule Springs Parcel 1.19**  
Date: March 20, 2023

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.



March 20, 2023

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. Evelyn Brook Street shall be a private street maintained by the HOA. As such, the entirety of the existing right-of-way, south of Tule Springs Parkway, must be vacated prior to approval of the Civil Improvement plans.
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.

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>.



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Jimmy Love, Major Projects Coordinator  
Department of Public Works



March 1, 2023

**VIA ELECTRONIC UPLOAD**

City of North Las Vegas  
Planning & Zoning  
2250 Las Vegas Boulevard North  
North Las Vegas, Nevada 89030

**Re: Justification Letter – Zone Change and Site Plan Review  
Tule Springs Parkway and Revere Street (APN: 124-15-314-002)**

To Whom It May Concern:

Please be advised, this firm represents DHI Communities (the “Applicant”). The Applicant is proposing a multifamily development on Parcel 1.19(b) (the “Parcel”) within the Villages of Tule Springs, located south of Tule Springs Parkway and east of Revere Street, more particularly identified as APN: 124-15-314-002 (the “Site”). The Site is approximately 13.9 acres, and is currently planned MU, Mixed Use and zoned MUZ/MPC. The Applicant proposes a zone change to R-3/PCD and a site plan review for the proposed multifamily development.

**ZONE CHANGE**

The Site is planned MPC, and zoned MUZ. The Applicant is requesting a zone change to R-3. The proposed zone change is appropriate for the following reasons:

- The Master Plan for the Villages of Tule Springs designates this Parcel as High Density Mixed Use which contemplates multifamily development.
- The existing MUZ zoning no longer exists within the Development Agreement for Tule Springs, and the proposed change to R-3 will bring the parcel up-to-date with current zoning categories within the range of previously-anticipated density.
- The Site is ideally located for multifamily use as contemplated within the Villages of Tule Springs, with proposed commercial zoning on the neighboring parcel, Parcel 1.19(a), and with the 215 Beltway immediately adjacent to the south.
- The proposed use is not more intense than the planned existing, neighboring uses, and will be a compatible and harmonious use of the land.

**SITE PLAN REVIEW**

The Applicant is proposing a multifamily project, consisting of 338 total units, including one (1), two (2) and three (3) bedroom units, for a density of 24.31 du/acre. As shown on the site plan, the Applicant proposes three building types for the project, including two- and three-story



buildings, with heights varying from 26' to 39'. The three-story building types offer garages on the first floor. The elevations include faux wood and stone veneer with metal accents to complement the stucco exterior. The Applicant is meeting parking requirements. The Applicant is providing 722 spaces, where 702 parking spaces are required. Additionally, the Applicant meets open space requirements providing a large clubhouse with pool amenities, a play area, turf open space and a dog park located in the center and the northwest portion of the Site. The Applicant has also designed the Site to integrate with the neighboring parcel to the west, Parcel 1.19(a), which is contemplated for commercial use.

Thank you for your consideration of this project.

Sincerely,

**KAEMPFER CROWELL**



Stephanie Hardie Allen

SHA/adb



## Ascend at Tule Springs 1.19.2

### 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, SPR-01-2023 (VTS PARCEL 1.19.2 - DHI MULTI-FAMILY)**

Ascend at Tule Springs 1.19.2 is a proposed 333-unit gated rental community on a vacant +/- 13.9 gross acre site at the Northeast corner of Revere St & I-215, within the Village at Tule Springs Master Development. The site is designated as Parcel 1.19.2, zoned R-3 PCD (High Density Residential Community District)

With this application for Parcel 1.19.2, DHI Communities (a DR Horton Company), is proposing a multi-family development comprised of (12) thirteen, 26-unit buildings, (1) one, 13- building, & (4) four, 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.

Ascend at Tule Springs is intended to add an appropriately higher density product to a diversified proposed mix in the Master Plan, in accordance with the standards set forth for this Planning area.

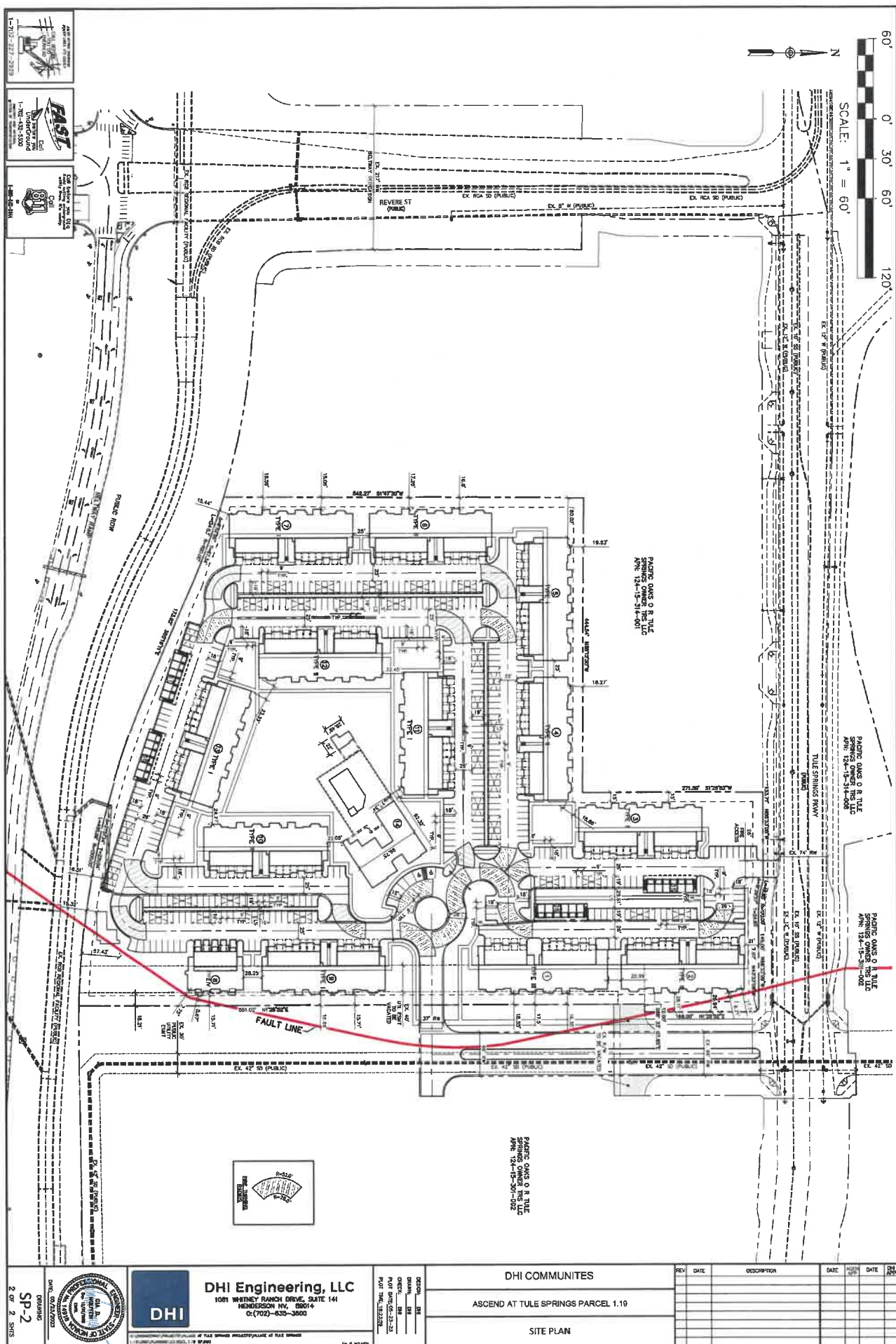


**Brandon Hoch, Development Associate**

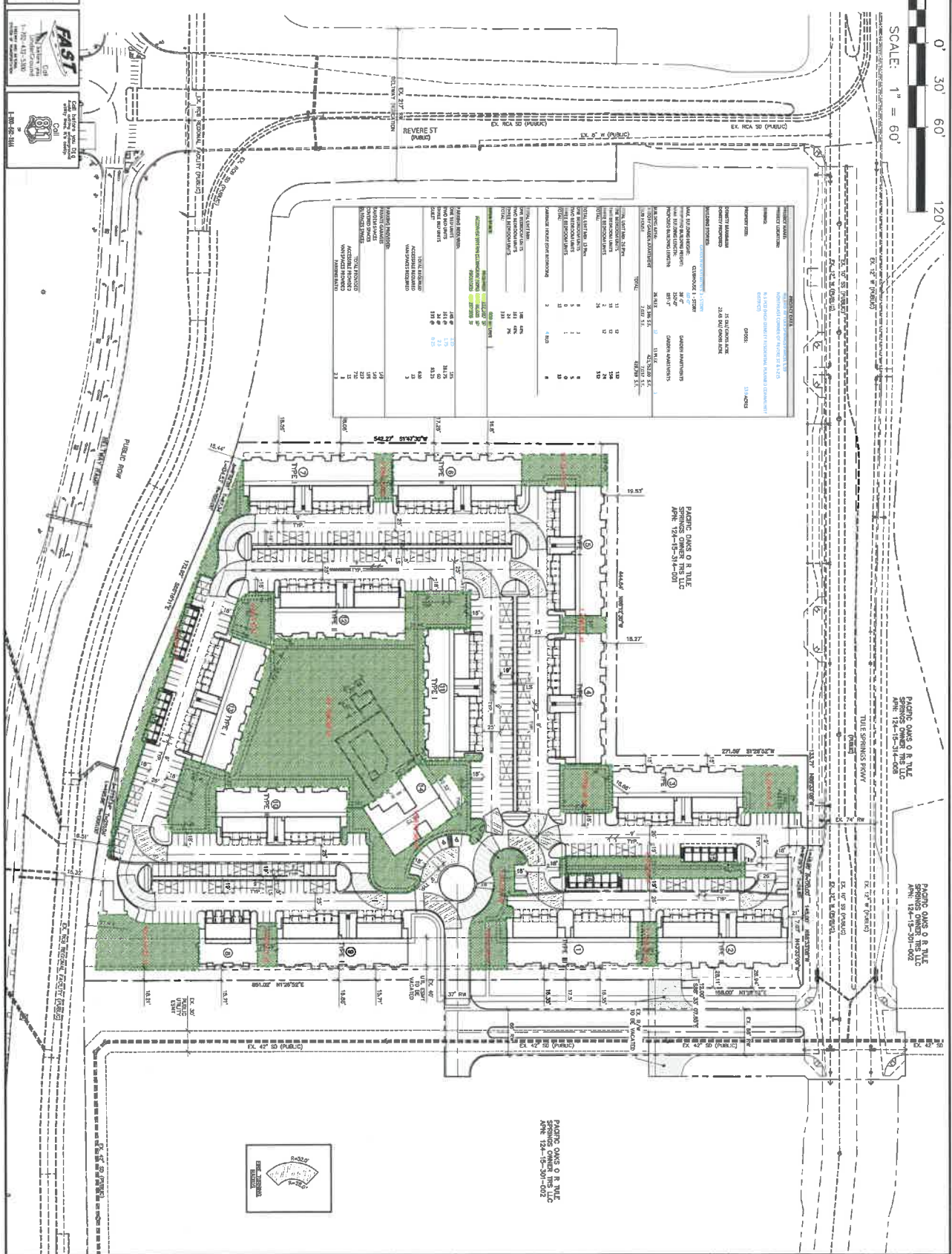










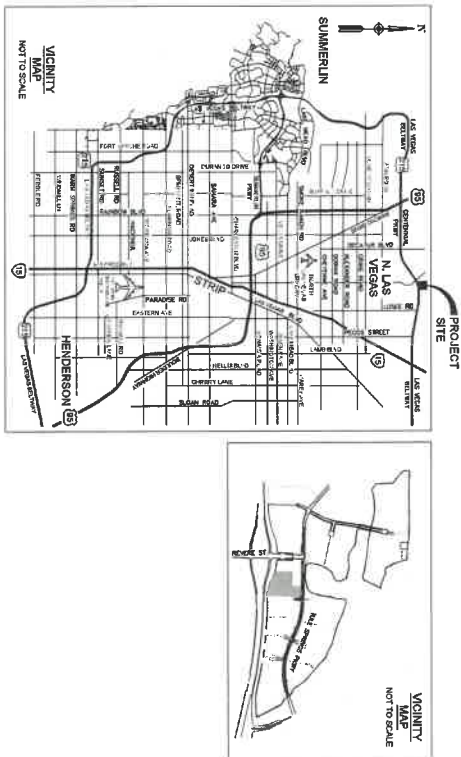
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# PRELIMINARY SITE PLAN FOR ASCEND AT TULE SPRINGS PARCEL 1.19

NORTH LAS VEGAS, NEVADA

BEING PARCEL 1.19.2 OF VTS VILLAGE 1 PHASE 3, A COMMON INTEREST COMMUNITY, AS SHOWN BY MAP THEREOF IN BOOK 169 PAGE 15 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA, LYING WITHIN SECTION 19 SOUTH, RANGE 61 EAST, T.4D.M, CITY OF NORTH LAS VEGAS, CLARK COUNTY, NEVADA.



| SHEET INDEX |   |
|-------------|---|
| 1           | LS.001 COVER                                |
| 2           | LS.010 OVERALL LANDSCAPE PLANTING PLAN      |
| 3           | LS.020 OVERALL PRELIMINARY CIRCULATION PLAN |
| 4           | LS.030 OVERALL PRELIMINARY CIRCULATION PLAN |
| 5           | LS.040 CONCEPT DETAILS                      |



4550 N. 12th Street  
Phoenix, AZ 85024  
Phone: 602.244.6522  
Fax: 602.244.6523  
Email: info@cvl.com  
Web: www.cvl.com

OWNER / BENCHMARK  
BENCHMARK GROUP  
1001 Wilshire Road Dr.  
Suite 111, Henderson, NV 89014  
Phone: 702.545.1234  
Email: info@benchmark.com

LANDSCAPE ARCHITECT  
PROJECT MANAGER:  
COLIN HANSON  
4713  
Email: CHANSON@CVL.COM

PROJECT INFORMATION  
PRELIMINARY  
SITE PLAN FOR  
ASCEND AT  
TULE SPRINGS  
PARCEL 1.19

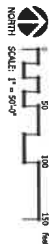
EAST OF THE SET OF REVENUE ST. A  
TULE SPRINGS TRAIL

CA 328 401-0395101



REVISION HISTORY

SEAL & ISSUE  
PRELIM.  
SITE  
PLAN  
PLAN  
DESIGN: CH  
DRAWN: CHAMP  
CHECKED: V  
DATE: 02/27/23  
DISCIPLINE: LANDSCAPE ARCHITECTURE  
COVER











- LEGEND:**
- COMMUNITY TIERE WALL
  - PEDIMETER WALL
  - VIEW FENCE
  - VEHICLE GATE



SEAL & ISSUE  
PRELIM.  
SITE  
PLAN  
DATE: 02/27/2023  
DESIGN: CH  
OFFICE: 15  
DISCIPLINE: LANDSCAPE ARCHITECTURE  
OVERALL WALL PLAN



OWEN / DESIGNER  
4112 N. 12th Street  
Phoenix, AZ 85016  
Phone: 602.254.4331  
Fax: 602.261.0328  
www.owendesign.com

OWNER / PROJECT  
1001 Wilshire Ranch Dr.  
Suite 111, Henderson, NV 89014  
Phone: 702.938.1000  
Fax: 702.938.1001  
Email: shad@owendesign.com

LANDSCAPE ARCHITECT  
COLIN HANSON  
1001 Wilshire Ranch Dr.  
Suite 111, Henderson, NV 89014  
Phone: 702.938.1000  
Fax: 702.938.1001  
Email: chanson@owendesign.com

PROJECT INFORMATION  
PRELIMINARY  
SITE PLAN FOR  
ASCEND AT  
TULE SPRINGS  
PARCEL 1.19  
EAST OF THE SEC OF RIVERS ST. &  
TULE SPRINGS PKWY

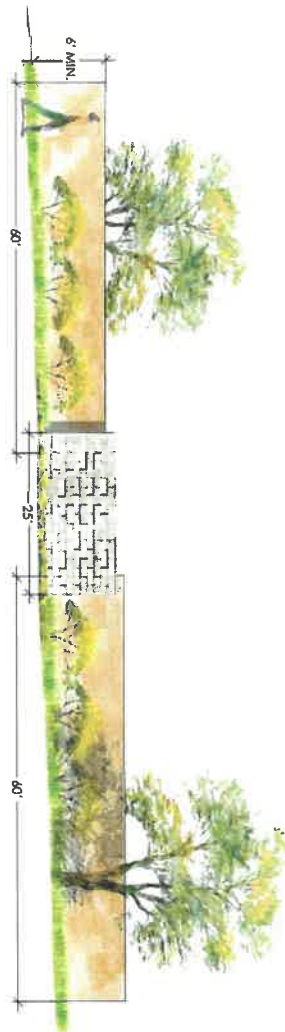
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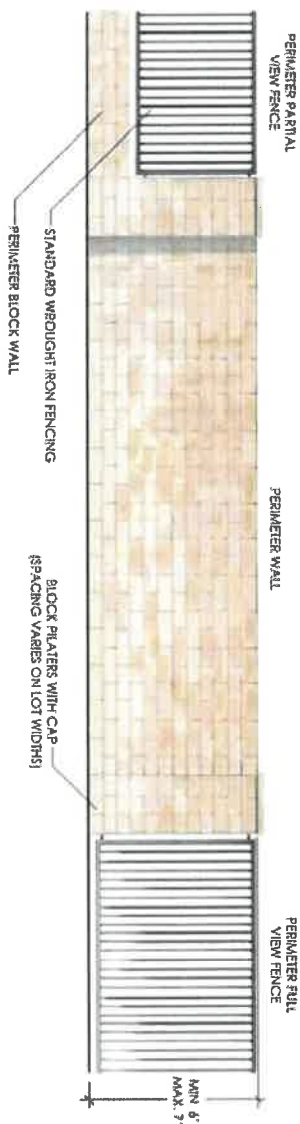




VILLAGE WALL CONCEPT 'D' - 6' TALL WALLS: 15% HONED BLOCK 85% STUCCO

## COMMUNITY THEME WALL

NOT TO SCALE



## PERIMETER WALL AND VIEW FENCE

NOT TO SCALE

NOTE: SPECIFIC WALL COLOR TO BE DETERMINED AT TIME OF FINAL PLANS. WALL COLOR SHALL BE COMPATIBLE WITH THE VILLAGE THEME WALL AND COMPLEMENT THE DESERT ENVIRONMENT.



4550 N. 12th Street  
Phoenix, AZ 85018  
Phone: 602.264.4831  
Fax: 602.264.4832  
www.cvl-az.com  
Email: info@cvl-az.com

OWNER / DEVELOPER  
JULIA WILSON RANCH, LLC  
1001 WILSON RANCH DR.  
SUITE 111, HENDERSON, NV 89014  
CONTACT: BRADLEY MOON  
PHONE: 702.938.8888  
EMAIL: bradley@jwranch.com

LANDSCAPE ARCHITECT  
PROJECT NUMBER:  
COLAN WILSON  
PHONE: 602.264.4831  
EMAIL: SWANSON@CVL.COM  
www.cvl-az.com

PROJECT INFORMATION

PRELIMINARY  
SITE PLAN FOR  
ASCEND AT  
TULE SPRINGS  
PARCEL 1.19

DIST. OF THE SEC. OF HENRIS ST. &  
TULE SPRINGS PARKWAY

CVL 3200 001-001-001



REVISION HISTORY

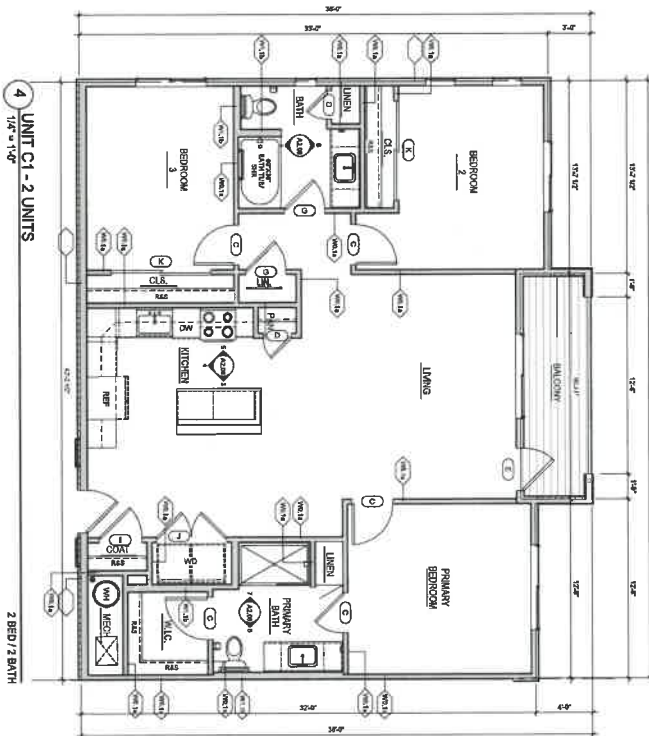
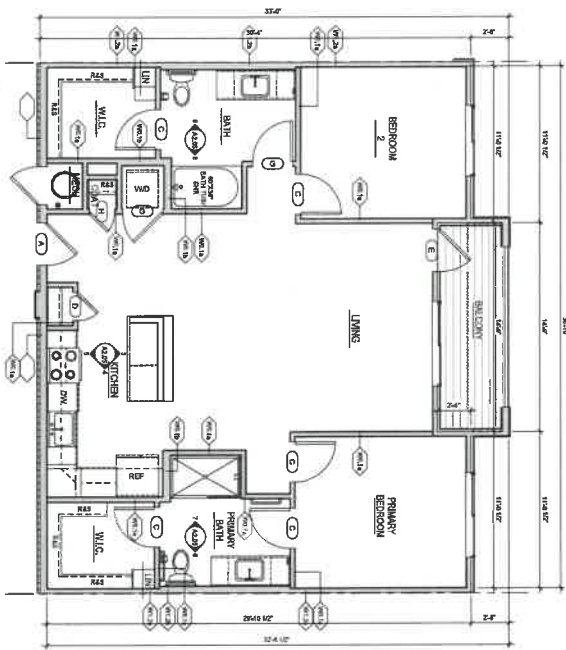
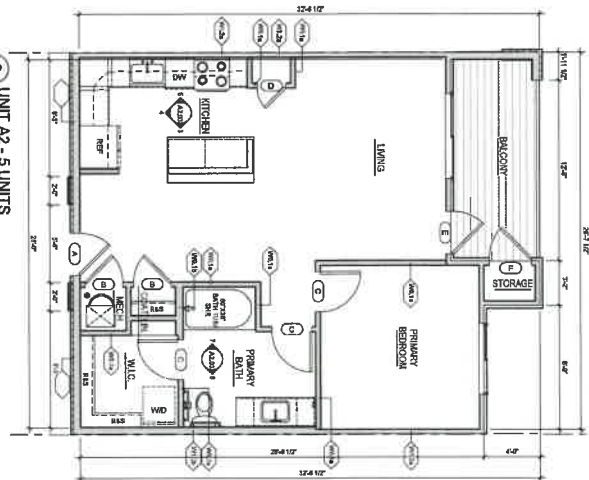
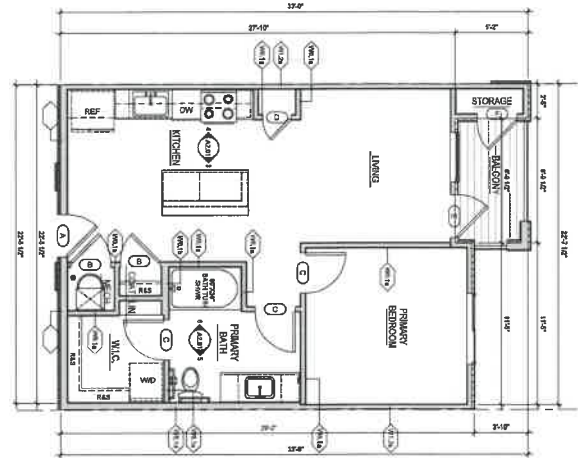
SCALE & ISSUE

PRELIM.  
SITE PLAN

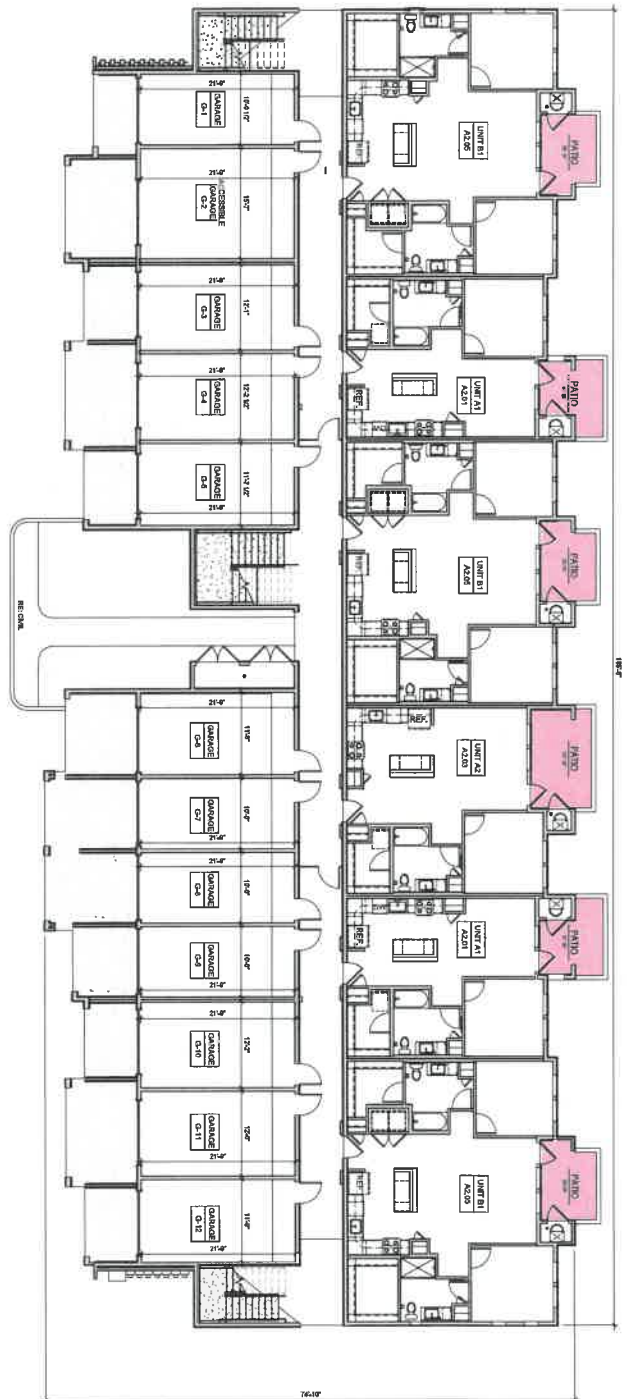
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DATE: 02/27/2023

DISCIPLINE: LANDSCAPE ARCHITECTURE  
CONCEPT DETAILS

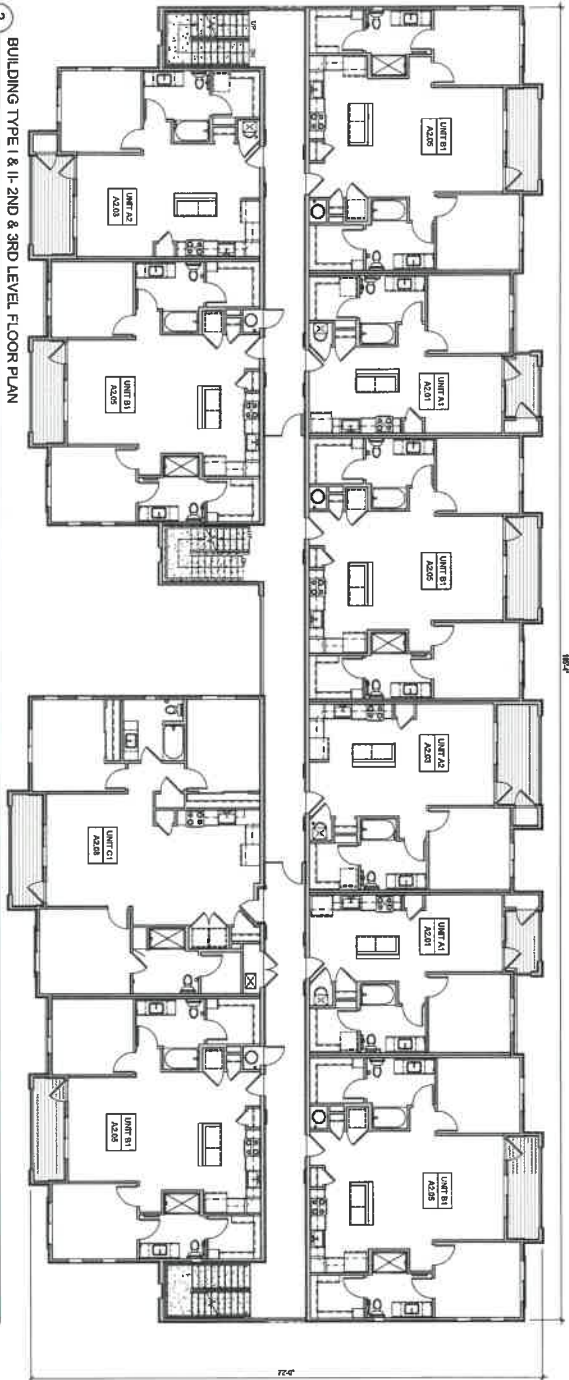






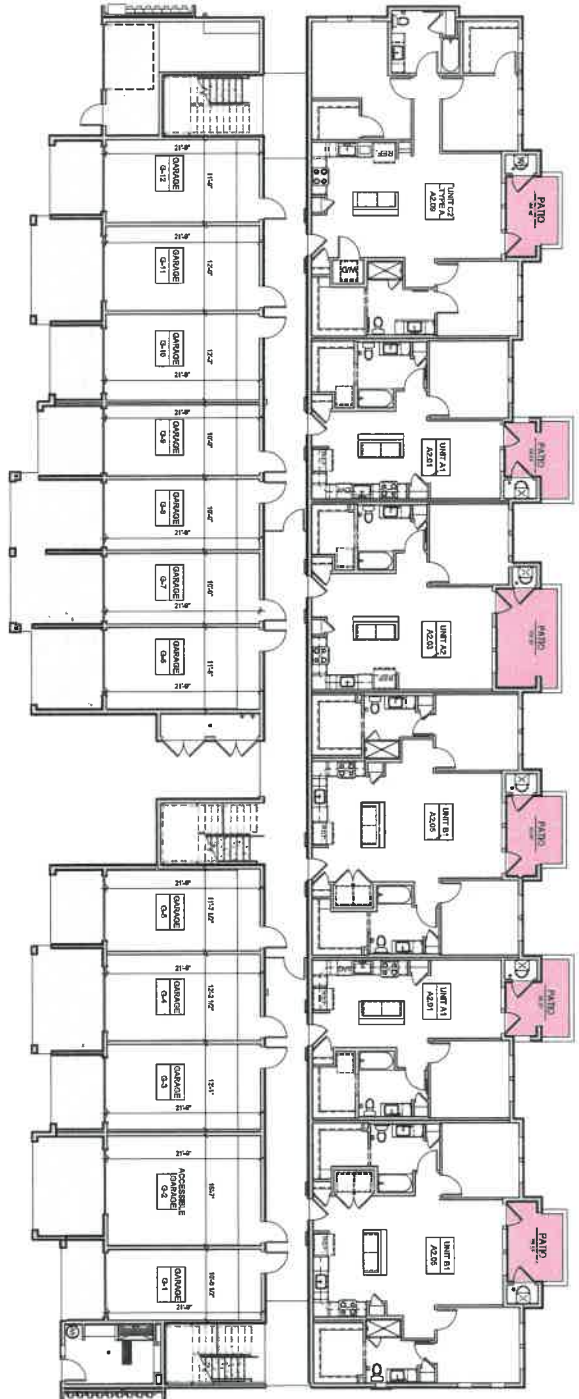


1 BUILDING TYPE I & II- 1ST LEVEL FLOOR PLAN  
1/8" = 1'-0"



2 BUILDING TYPE I & II- 2ND & 3RD LEVEL FLOOR PLAN  
1/8" = 1'-0"



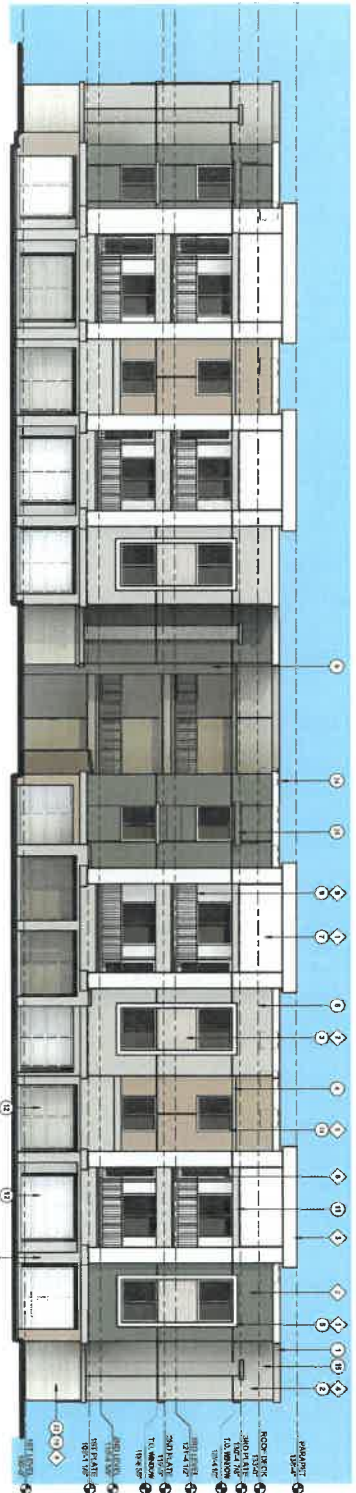


1 BUILDING TYPE III- 1ST LEVEL FLOOR PLAN  
1/8" = 1'-0"



2 BUILDING TYPE III- 2ND & 3RD LEVEL  
1/8" = 1'-0"





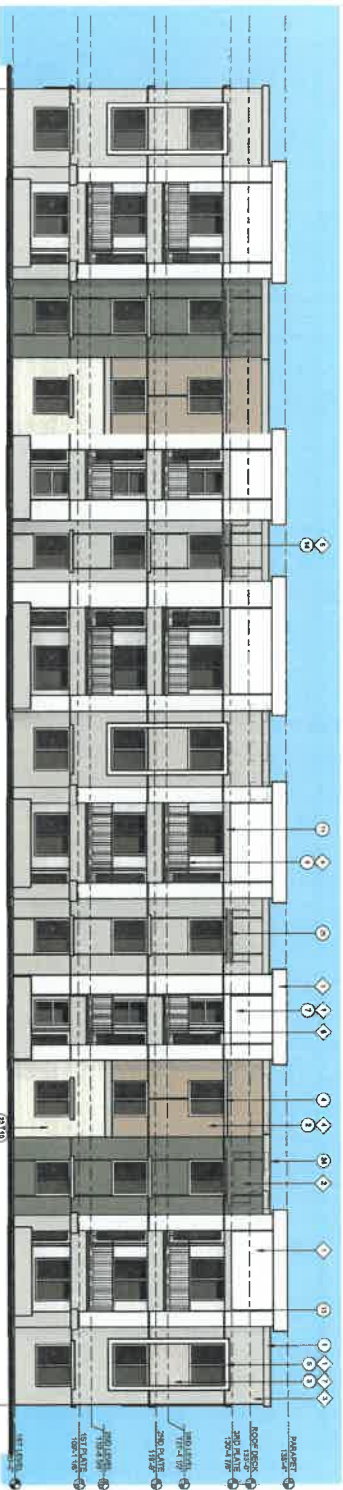
1 FRONT ELEVATION  
1/8" = 1'-0"



2 3D VIEW - SIDE ELEVATION



3 3D VIEW - SIDE ELEVATION 2



4 REAR ELEVATION  
1/8" = 1'-0"

**ELEVATION MEMORIES:**

1. FINISHES FOR THE BUILDING
2. BUILDING TYPE 1
3. BUILDING TYPE 1
4. BUILDING TYPE 1
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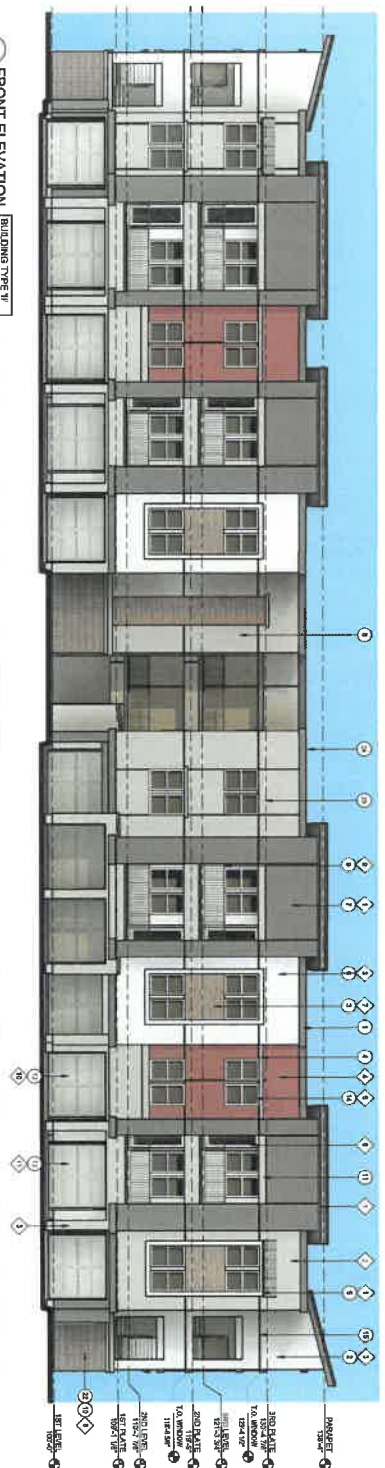
**GENERAL NOTES:**

- A. SEE SITE PLAN FOR THE BUILDING AND OTHER NOTES.
- B. BUILDING TYPE 1
- C. BUILDING TYPE 1
- D. BUILDING TYPE 1
- E. BUILDING TYPE 1
- F. BUILDING TYPE 1
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- Y. BUILDING TYPE 1
- Z. BUILDING TYPE 1

**EXTERIOR COLOR SCHEME 1:**

| Color Name        | Color Code | Color Name        | Color Code |
|-------------------|------------|-------------------|------------|
| EXTERIOR COLOR 1  | WHITE      | EXTERIOR COLOR 1  | WHITE      |
| EXTERIOR COLOR 2  | WHITE      | EXTERIOR COLOR 2  | WHITE      |
| EXTERIOR COLOR 3  | WHITE      | EXTERIOR COLOR 3  | WHITE      |
| EXTERIOR COLOR 4  | WHITE      | EXTERIOR COLOR 4  | WHITE      |
| EXTERIOR COLOR 5  | WHITE      | EXTERIOR COLOR 5  | WHITE      |
| EXTERIOR COLOR 6  | WHITE      | EXTERIOR COLOR 6  | WHITE      |
| EXTERIOR COLOR 7  | WHITE      | EXTERIOR COLOR 7  | WHITE      |
| EXTERIOR COLOR 8  | WHITE      | EXTERIOR COLOR 8  | WHITE      |
| EXTERIOR COLOR 9  | WHITE      | EXTERIOR COLOR 9  | WHITE      |
| EXTERIOR COLOR 10 | WHITE      | EXTERIOR COLOR 10 | WHITE      |
| EXTERIOR COLOR 11 | WHITE      | EXTERIOR COLOR 11 | WHITE      |
| EXTERIOR COLOR 12 | WHITE      | EXTERIOR COLOR 12 | WHITE      |
| EXTERIOR COLOR 13 | WHITE      | EXTERIOR COLOR 13 | WHITE      |
| EXTERIOR COLOR 14 | WHITE      | EXTERIOR COLOR 14 | WHITE      |
| EXTERIOR COLOR 15 | WHITE      | EXTERIOR COLOR 15 | WHITE      |
| EXTERIOR COLOR 16 | WHITE      | EXTERIOR COLOR 16 | WHITE      |
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| EXTERIOR COLOR 27 | WHITE      | EXTERIOR COLOR 27 | WHITE      |
| EXTERIOR COLOR 28 | WHITE      | EXTERIOR COLOR 28 | WHITE      |
| EXTERIOR COLOR 29 | WHITE      | EXTERIOR COLOR 29 | WHITE      |
| EXTERIOR COLOR 30 | WHITE      | EXTERIOR COLOR 30 | WHITE      |





1 FRONT ELEVATION  
1/8" = 1'-0"



3 3D VIEW - SIDE ELEVATION



2 REAR ELEVATION  
1/8" = 1'-0"

| EXTERIOR COLOR SCHEME 2: |                  |
|--------------------------|------------------|
| STUCCO COLOR 1           | PERMANENT STUCCO |
| STUCCO COLOR 2           | PERMANENT STUCCO |
| STUCCO COLOR 3           | PERMANENT STUCCO |
| STUCCO COLOR 4           | PERMANENT STUCCO |
| STUCCO COLOR 5           | PERMANENT STUCCO |
| STUCCO COLOR 6           | PERMANENT STUCCO |
| STUCCO COLOR 7           | PERMANENT STUCCO |
| STUCCO COLOR 8           | PERMANENT STUCCO |
| STUCCO COLOR 9           | PERMANENT STUCCO |
| STUCCO COLOR 10          | PERMANENT STUCCO |
| STUCCO COLOR 11          | PERMANENT STUCCO |
| STUCCO COLOR 12          | PERMANENT STUCCO |
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| STUCCO COLOR 76          | PERMANENT STUCCO |
| STUCCO COLOR 77          | PERMANENT STUCCO |
| STUCCO COLOR 78          | PERMANENT STUCCO |
| STUCCO COLOR 79          | PERMANENT STUCCO |
| STUCCO COLOR 80          | PERMANENT STUCCO |
| STUCCO COLOR 81          | PERMANENT STUCCO |
| STUCCO COLOR 82          | PERMANENT STUCCO |
| STUCCO COLOR 83          | PERMANENT STUCCO |
| STUCCO COLOR 84          | PERMANENT STUCCO |
| STUCCO COLOR 85          | PERMANENT STUCCO |
| STUCCO COLOR 86          | PERMANENT STUCCO |
| STUCCO COLOR 87          | PERMANENT STUCCO |
| STUCCO COLOR 88          | PERMANENT STUCCO |
| STUCCO COLOR 89          | PERMANENT STUCCO |
| STUCCO COLOR 90          | PERMANENT STUCCO |
| STUCCO COLOR 91          | PERMANENT STUCCO |
| STUCCO COLOR 92          | PERMANENT STUCCO |
| STUCCO COLOR 93          | PERMANENT STUCCO |
| STUCCO COLOR 94          | PERMANENT STUCCO |
| STUCCO COLOR 95          | PERMANENT STUCCO |
| STUCCO COLOR 96          | PERMANENT STUCCO |
| STUCCO COLOR 97          | PERMANENT STUCCO |
| STUCCO COLOR 98          | PERMANENT STUCCO |
| STUCCO COLOR 99          | PERMANENT STUCCO |
| STUCCO COLOR 100         | PERMANENT STUCCO |



1 FRONT ELEVATION BUILDING TYPE "H"

$$1/8'' = 1/2''$$


- [illegible]

- ### ELEVATION NOTES:
1. BATTERY CAV WITH STUCCO FINISH
  2. STUCCO FINISH
  3. PLATE WORK PLANT FINISH
  4. COARSE MASONRY WITH STUCCO FINISH
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  6. PLATE OF ROOF PANELS
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### 3 3D VIEW - BUILDING ELEVATION



2 REAR ELEVATION BUILDING TYPE III

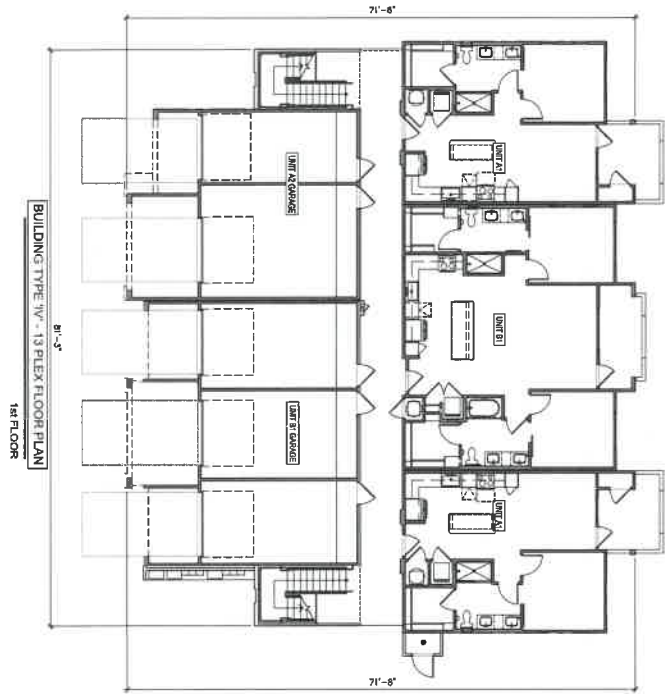
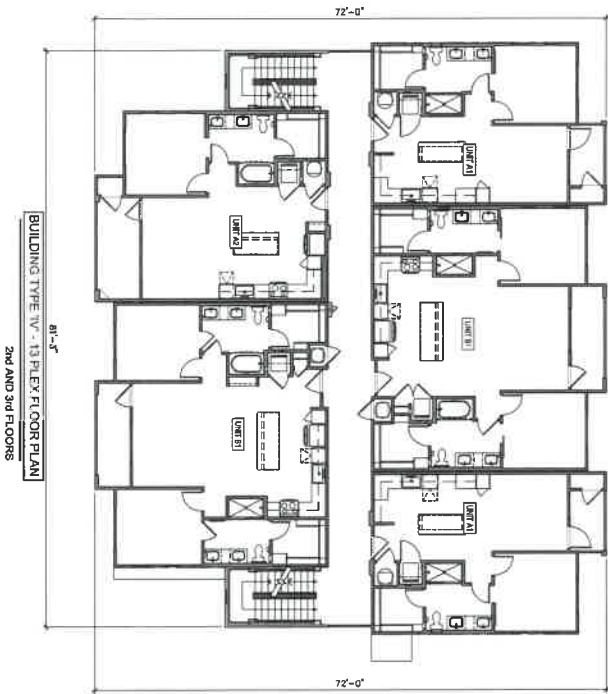
 $2.1 = 91$ 

| EXTENDED COLOR SCHEME 11:   |                    |
|---|--------------------|
|  | STUCCO COLOR 1     |
|  | STUCCO COLOR 2     |
|  | STUCCO COLOR 3     |
|  | STUCCO COLOR 4     |
|  | BOLDWOOD AND TINTS |
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**GENERAL NOTES:**

- LOCATIONS PER BUILDING
- B. WINDOW HEADLINE HEIGHTS TO BE AT 6'-0" A.U.F., TYP., - UNLESS OTHERWISE NOTED OTHERWISE
- C. HORIZONTAL CONTROL JOISTS AT FIRST FLOOR LINE VERTICAL CONTROL JOISTS AT OVERHUNG - TYP. AT ALL EXTERIOR ELEVATIONS
- D. PROVIDE NEEP MECHANISM AT ALL STUCCO TRANSITION FROM VERTICAL TO HORIZONTAL WALL CONDITIONS

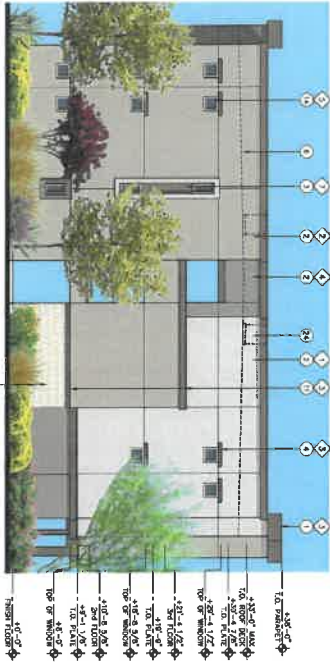




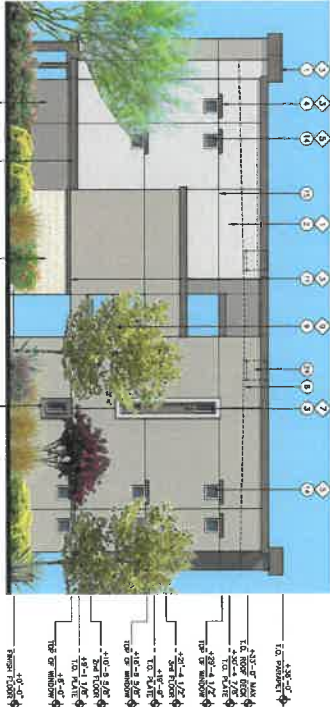




BUILDING TYPE IV - FRONT ELEVATION



BUILDING TYPE IV - LEFT SIDE ELEVATION



BUILDING TYPE IV - RIGHT SIDE ELEVATION



BUILDING TYPE IV - REAR ELEVATION

- ELEVATION KEY NOTES: ①
1. EXTERIOR STUCCO FINISH SYSTEM
  2. FAIR WOOD PLANK VENEER
  3. FAIR WOOD PLANK VENEER
  4. FAIR WOOD PLANK VENEER
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  23. FAIR WOOD PLANK VENEER

GENERAL NOTES:

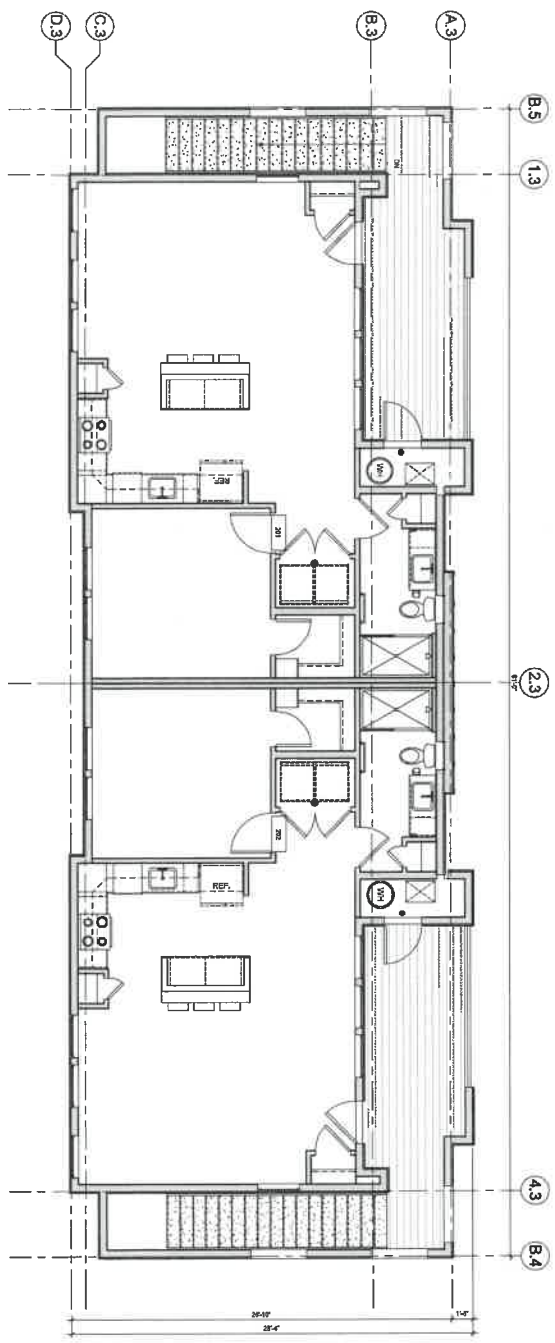
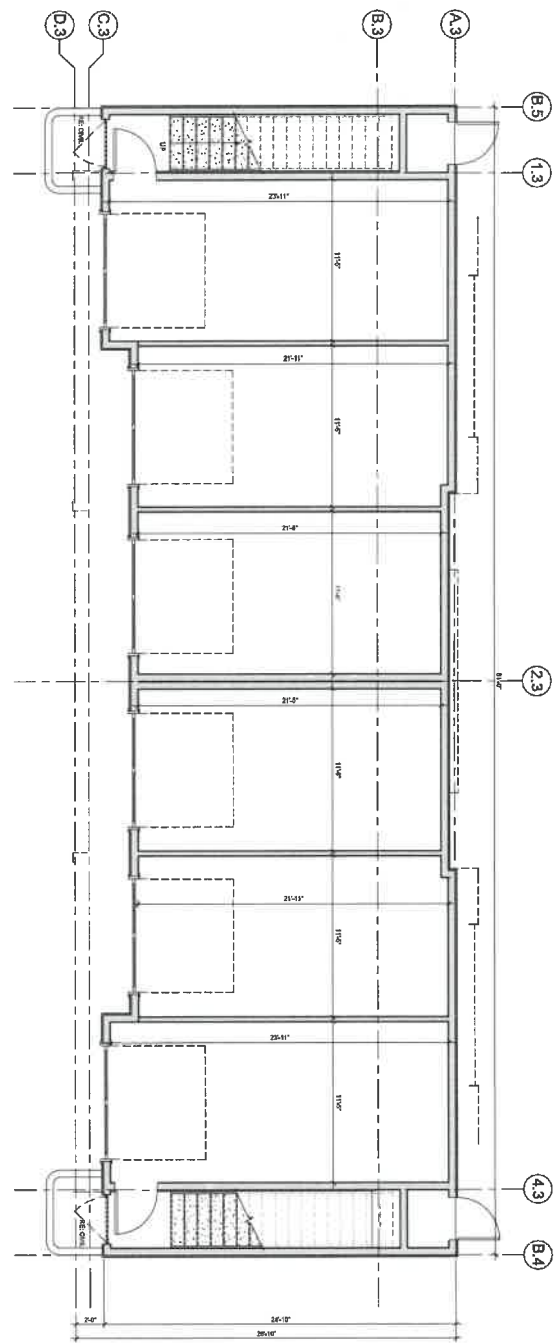
- A. SEE SITE PLAN FOR RISE AND RISE AND RISE AND RISE
- B. LOCATIONS FOR RISE AND RISE AND RISE AND RISE
- C. HORIZONTAL CORNER, RISE AND RISE AND RISE AND RISE
- D. PROVIDE RISE AND RISE AND RISE AND RISE

| EXTERIOR COLOR SCHEME 1: |
|--------------------------|
| 1. STUCCO COLOR 1        |
| 2. STUCCO COLOR 2        |
| 3. STUCCO COLOR 3        |
| 4. STUCCO COLOR 4        |
| 5. STUCCO COLOR 5        |
| 6. STUCCO COLOR 6        |
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| 23. STUCCO COLOR 23      |

| EXTERIOR COLOR SCHEME 2: |
|--------------------------|
| 1. STUCCO COLOR 1        |
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| 23. STUCCO COLOR 23      |

13 PLEX COLOR ELEVATIONS

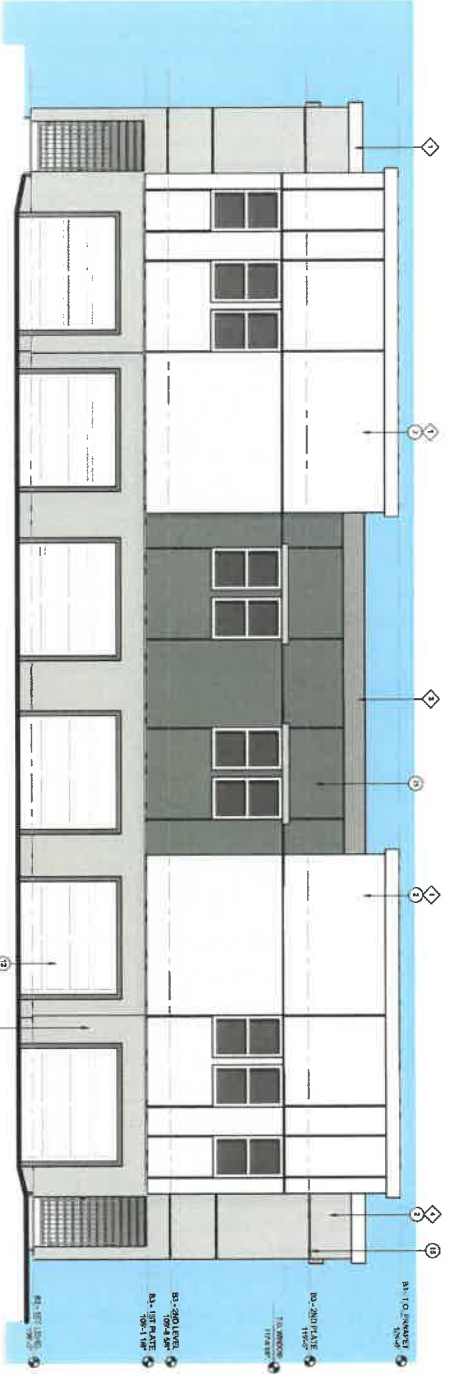






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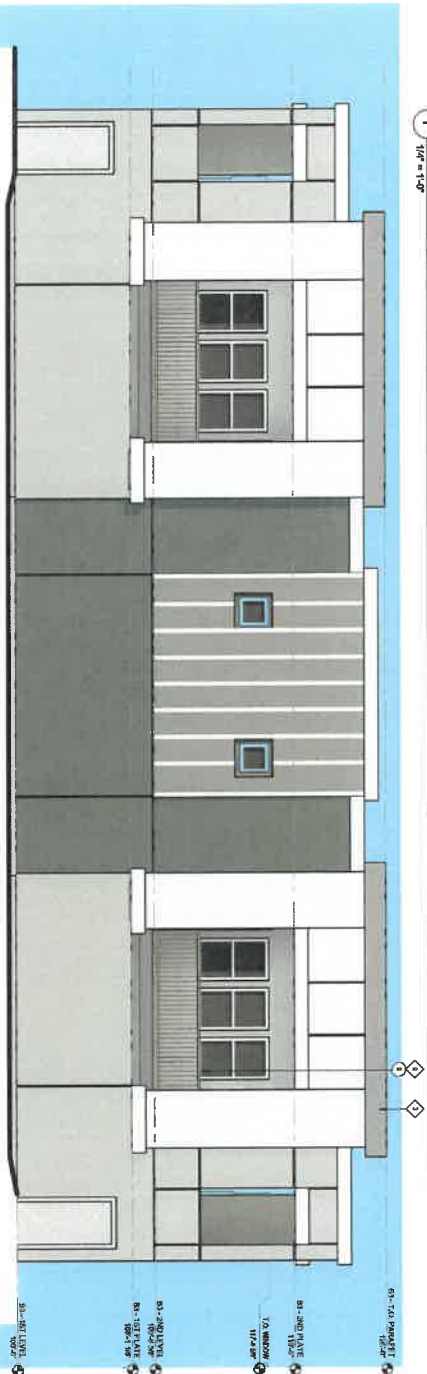
**ELEVATION KEYNOTES:**

1. FLOOR FINISH
2. FLOOR FINISH
3. EXISTING STUCCO FINISH
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## GENERAL NOTES:

- A. SEE SITE PLAN FOR FIRE RISER AND METEOROLOGICAL LOCATION PER BUILDING.
- B. WINDOW HEADS HEIGHTS TO BE AT 6'-0" A.S.D. TYP. - U.A.O. UNLESS NOTED OTHERWISE.
- C. HORIZONTAL CONTINGUA JOISTS AT FINISH FLOOR LINE IN VERTICAL CONTINGUA JOISTS AT OPENINGS - TYP. AT ALL EXTERIOR ELEVATIONS.
- D. PROVIDE WEAP MECHANISM AT ALL STUCCO TRANSITIONS FROM VERTICAL TO HORIZONTAL WALL CONDITIONS.

STUCCO COLOR 1

[illegible]
$$0.1 = 1.0$$
$$0.1 = 1.0$$


④

4 CARRIAGE HOUSE - SIDE ELEVATION







Real Property Management  
1180 Military Tribute Place  
Henderson, NV 89074

## School Development Tracking Form

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

Date Filed 03/08/2023 Application Number SPR-000001-2023 Entity NLV

Company Name Kaempfer Crowell

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

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

City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

Phone (702) 792-7045 Mobile \_\_\_\_\_ Fax \_\_\_\_\_ Email \_\_\_\_\_

Project Name Ascend at Tule Springs

Project Description Villages of Tule Springs Parcel 1.19  
Revere St. and Tule Springs Pkwy.  
338 Multi-Family lots

APN's 124-15-314-002

| Student Yield              | Elementary School | Middle School | High School  |
|----------------------------|-------------------|---------------|--------------|
| Single-Family Units (1)    | x 0.148 = 0       | x 0.083 = 0   | x 0.132 = 0  |
| Multi-Family Units (2) 338 | x 0.134 = 46      | x 0.063 = 22  | x 0.082 = 28 |
| Resort Condo Units (3)     |                   |               |              |
| Total                      | 46                | 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 |
| Triggs ES                 | 4470 W. Rome Blvd.       | K-5   | 686      | 791        | 2/1/2023  |
| Cram MS                   | 1900 W. Deer Springs Way | 6-8   | 1,504    | 1,404      | 2/1/2023  |
| Legacy HS                 | 150 W. Deer Springs Way  | 9-12  | 2,417    | 2,680      | 2/1/2023  |
|                           |                          |       |          |            |           |
|                           |                          |       |          |            |           |
|                           |                          |       |          |            |           |

\* CCSD Comments Triggs ES and Legacy HS are over capacity for the 2022-2023 school year. Triggs ES is at 115.31% of program capacity. Legacy HS is at 110.88% of 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/FEE WHEN MAP REDUCED FROM 11X17 ORIGINAL.



**MAP LEGEND**

- PARCEL BOUNDARY
- PAID BOUNDARY
- ROAD BOUNDARY
- RIGHT OF WAY PCL
- MATCH / LEADER LINE
- HISTORIC LOT LINE
- HISTORIC SUB BOUNDARY
- SECTION LINE
- CONDOMINIUM UNIT
- AIR SPACE PCL
- RIGHT OF WAY PCL
- SUB-SURFACE PCL

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

**BOOK**  
**T19S R61E**

**SHEET**  
**15**

**SECTION**  
**N 2 SW 4**

**124-15-3**

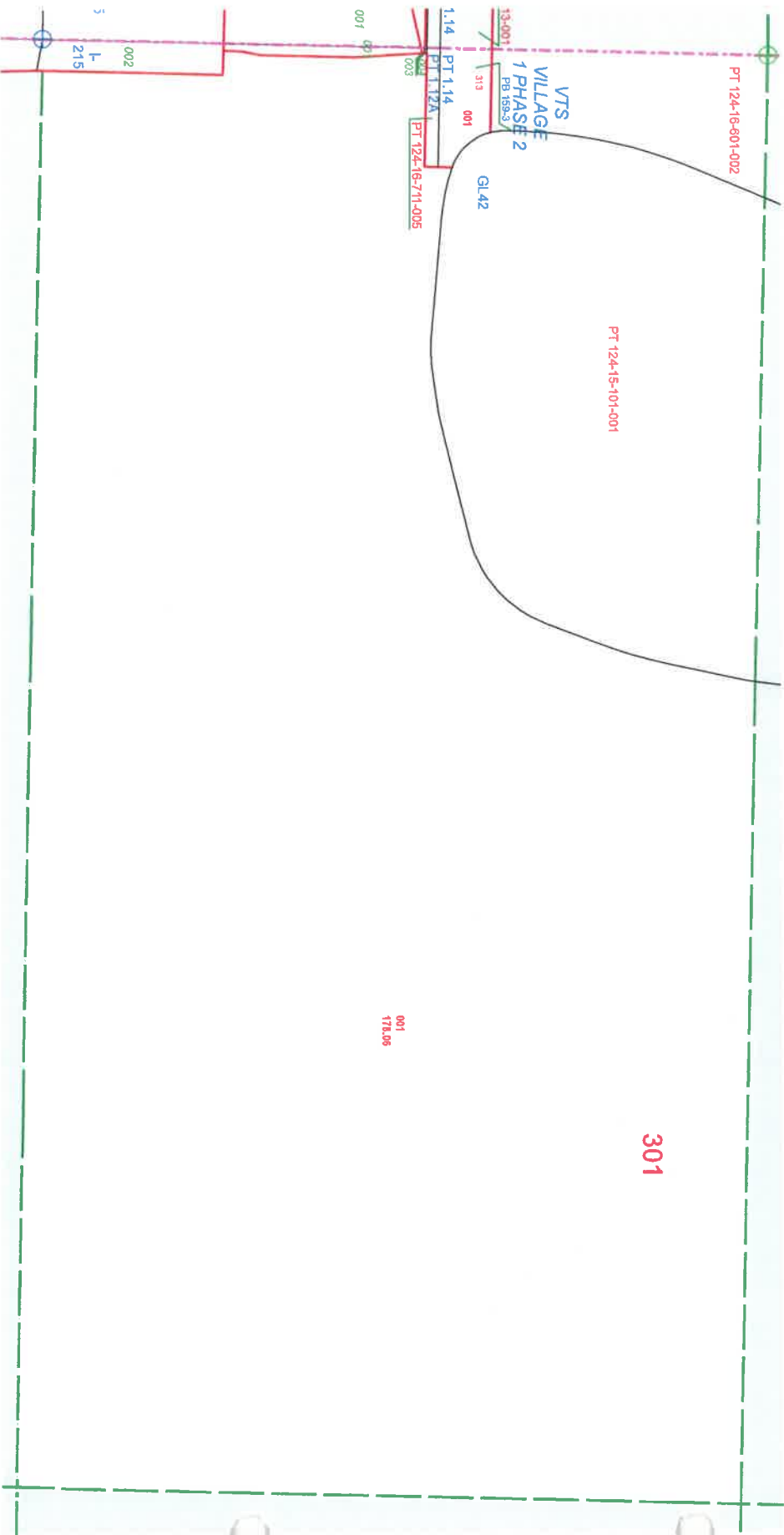
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| 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 |
| 25 | 26 | 27 | 28 | 29 | 30 | 31 | 32 | 33 | 34 | 35 | 36 |

|    |    |    |    |    |    |    |    |    |    |    |    |
|----|----|----|----|----|----|----|----|----|----|----|----|
| 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 |



**Scale: 1" = 200'**

**Rev: 5/24/2019**



**TAX DIST 250**











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.



**Briana Johnson - Assessor**

|                         |   |                  |          |               |
|-------------------------|---|------------------|----------|---------------|
| PARCEL BOUNDARY         |  | CONDOMINIUM UNIT | 007 ROAD | PARCEL NUMBER |
| PARCEL BOUNDARY         |  | AIR SPACE PCL    | 001      | PARCEL NUMBER |
| PALMD BOUNDARY          |  | RIGHT OF WAY PCL | 1.00     | ACREAGE       |
| MOCK BOUNDARY           |  | SUBSURFACE PCL   |          |               |
| HISTORIC LOT LINE       |  |                  |          |               |
| HISTORIC LOT BOUNDARY   |  |                  |          |               |
| HISTORIC PALMD BOUNDARY |  |                  |          |               |
| SECTION LINE            |  |                  |          |               |

FB 24-45 PLAY RECORDING NUMBER  
 LOT NUMBER  
 LOT NUMBER  
 LOT NUMBER

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

|                |    |
|----------------|----|
| Rev: 5/24/2019 | 15 |
|----------------|----|

|     |          |   |   |  |  |
|-----|----------|---|---|--|--|
| MAP | S 2 SW 4 |   |   |  |  |
| 6   | 4        | 8 | 4 |  |  |
| 5   | 1        | 5 | 1 |  |  |
| 6   | 2        | 6 | 2 |  |  |
| 7   | 3        | 7 | 3 |  |  |
| 6   | 4        | 8 | 4 |  |  |
| 5   | 1        | 5 | 1 |  |  |



PT 124-15-301-001

001  
I-215

C-7.01A

PT 7.02

ELECTRONIC

C-7.022A

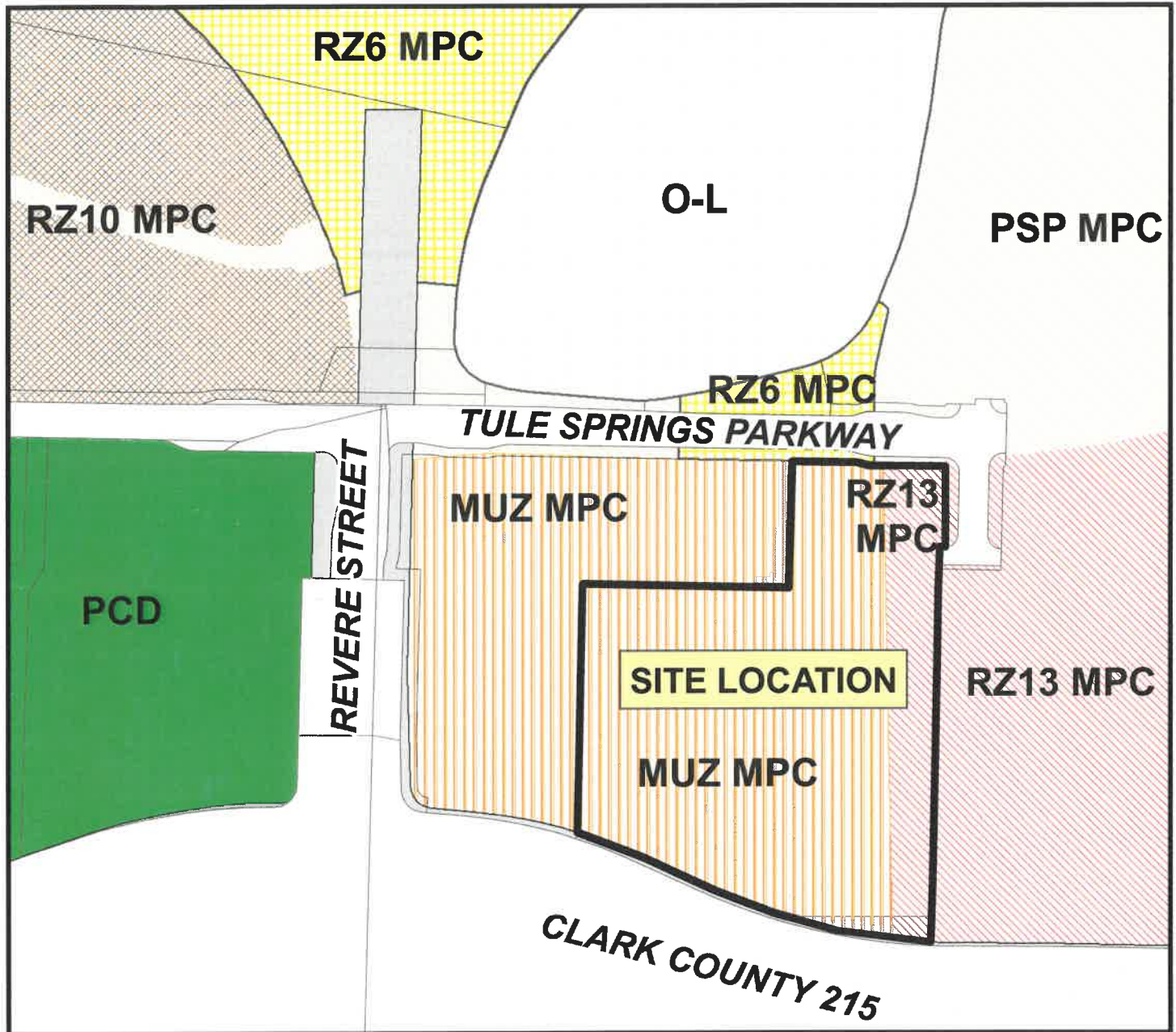
TAX DIST 250





# THE CITY OF NORTH LAS VEGAS

## Location & Zoning Map



Applicant: DHI Communities  
Application Type: Property Reclassification  
Request: MUZ MPC (Mixed-Use Zone Master Planned Community)  
and RZ13 MPC (Residential Zone up to 13 DU/AC Master Planned Community)  
to R-3 PCD (High Density Residential Planned Community District)  
Project Info: North of Clark County 215 and approximately 850 ft east of Revere Street  
Case Number: ZN-03-2023

3/14/2023

