

August 26, 2024

VIA EMAIL

CITY OF NORTH LAS VEGAS PLANNING DEPARTMENT
2250 LAS VEGAS BLVD. NORTH
NORTH LAS VEGAS, NEVADA 89030

Re: Compelling Justification Letter – Zone Change

To Whom It May Concern:

Our office represents KB Homes, Inc. as it relates to property within Village 2 of The Villages at Tule Springs (hereinafter the “Applicant”), more specifically, Phase 1 of the subject development, further described as APNs 124-14-211-002 and 124-15-611-002. The subject property is generally located north of I-215 at N. 5th Street in North Las Vegas, Nevada.

By way of background, the land use plan for Village 2 at Tule Springs recently underwent a revision through a Major Modification to the Second Amended and Restated Development Agreement for The Villages at Tule Springs this year via land use application (DA-03-2024). The update sought to address the need for traditional housing options in North Las Vegas and the surrounding area. As a result, several parcels now require a rezoning so that each respective zoning designation conforms to the revised land use designations and assigned densities. The Applicant requests the following zone changes:

- **Parcel 2.09** (a portion of APN 124-14-211-002) from **RZ10 MPC** to **R-CL PCD, Residential Zoning up to 7.4 DU/AC.**
- **Parcel 2.10** (a portion of APN 124-14-211-002) from **RZ10 MPC** to **R-CL PCD, Residential Zoning up to 7.4 DU/AC.**
- **Parcel 2.11** (a portion of APN 124-14-211-002) from **RZ10 MPC** to **R-CL PCD, Residential Zoning up to 7.4 DU/AC.**
- **Parcel 2.15** (a portion of APN 124-14-211-002) from **RZ10 MPC** to **R-2 PCD, Residential Zoning up to 14.9 DU/AC.**
- **Parcel 2.16** (a portion of APN 124-14-211-002) from **RZ10 MPC** to **R-2 PCD, Residential Zoning up to 14.9 DU/AC.**

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Page 2

- **Parcel 2.18 (a portion of APN 124-14-211-002) from RZ10 MPC to R-2 PCD, Residential Zoning up to 7.4 DU/AC.**
- **Parcel 2.12 (a portion of APN 124-14-211-002) from RZ10 MPC to R-CL PCD, Residential Zoning up to 7.4 DU/AC.**
- **Parcel 2.13 (a portion of APN 124-14-211-002) from RZ10 MPC to R-CL PCD, Residential Zoning up to 7.4 DU/AC.**
- **Parcel 2.14 (a portion of APN 124-14-211-002) from RZ10 MPC to R-CL PCD, Residential Zoning up to 7.4 DU/AC.**
- **AP 2.07 (a portion of APN 124-14-211-002) from RZ10 MPC to PSP PCD.**
- **TH 2.01 (APN 124-15-611-002) from PSP MPC to PSP PCD.**
- **NP 2.06 (a portion of APN 124-14-211-002) from RZ10 MPC to PSP PCD.**
- **Trail Corridors (APN 124-14-211-002) from RZ10 MPC to PSP PCD.**

The above request will allow the subject parcels to conform to the updated land use designations currently in place. The requested zone changes are compatible with one another and will achieve goal of providing a variety of housing options within Village 2 of the larger master planned community as intended.

Thank you in advance for your consideration of the above request for minor modification. If you have any questions or need additional information, please do not hesitate to let me know.

Sincerely,

KAEMPFER CROWELL



Robert J. Gronauer



Neighborhood Meeting Summary – Zone Change of Parcels in Village 2 of Tule Springs Master Planned Community

A neighborhood meeting was held at 5:30 pm on Wednesday, August 28, 2024, at the Aliante Library located at 2400 W. Deer Springs Way, North Las Vegas, Nevada 89087. The neighborhood meeting was properly noticed. Five (5) neighbors attended along with the Applicant's representative and Duane McNelly from KB Homes. The Applicant presented the zone change requests for the parcels located in Village 2 of Tule Springs Master Planned Community. Neighbors had general questions regarding the proposed residential mix and related timing for the proposed development. The Applicant provided the neighbors with the relevant information. The neighbors did not express any opposition to the proposed zone changes for the parcels in Village 2 of Tule Springs Maser Planned Community.

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

124-14-3

BOOK
T19S R61E

14

MAP
N 2 SW 4

124-14-3

124-14-3

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.

0 100 200 400 600 800

USE THIS SCALE(FEET) WHEN MAP REDUCED FROM 11X17 ORIGINAL

MAP LEGEND

SUB BOUNDARY

CONDOMINIUM UNIT

ROAD PARCEL NUMBER

001

PMLD BOUNDARY

AIR SPACE PCL

PARCEL NUMBER

001

ROAD EASEMENT

RIGHT OF WAY PCL

ACREAGE

1.00

MATCH/LEADER LINE

SUB-SURFACE PCL

PARCEL SUBSEQ NUMBER

202

HISTORIC LOT LINE

FB 24+45 PLAT RECORDING NUMBER

5

HISTORIC SUB BOUNDARY

5 BLOCK NUMBER

5

SECTION LINE

GLS GOV. LOT NUMBER

5

100 101 1021

125 124 123

138 139 1401

6 5 4 3 2 1

7 6 5 4 3 2 1

16 17 18 19 20 21 22 23 24

25 26 27 28 29 30 31 32 33 34

8 4 8 4

5 1 5 1

6 2 6 2

7 3 7 3

8 4 8 4

Scale: 1" = 200'

Rev: 8/19/2024

124-14-3

124-14-3

The map displays two main parcels, 301 and 302, separated by a dashed green line. Parcel 301 is on the left and contains a blue area labeled 'VTS VILLAGE 2' with 'PB 158-33' and 'PT 124-14-411-002'. Parcel 302 is on the right and contains a blue area labeled 'PM 130-82' with 'PT 124-14-211-002' and 'PT 124-14-511-003'. The map includes several boundary lines: a solid orange line for the parcel boundary, a dashed orange line for the PMLD boundary, a dashed green line for the road easement, and a dashed purple line for the match/leader line. Points are labeled 'PT 1' and 'PT 2'. A scale bar at the bottom indicates 0 to 800 feet. A north arrow is located in the top right corner. The map is titled 'ASSESSOR'S PARCELS - CLARK COUNTY, NV.' and 'Briana Johnson - Assessor'.

TAX DIST 250

NOTES

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.



PARCEL BOUNDARY	007	PARCEL NUMBER
SUB BOUNDARY	001	PARCEL NUMBER
ROAD EASEMENT	100	ACREAGE
MATCH/LEADER LINE		
HISTORIC LOT LINE		
HISTORIC SUB BOUNDARY	202	PARCEL, SUB/SEA NUMBER
HISTORIC PAULD BOUNDARY		
SECTION LINE		
	PB	24-4 PLAT RECORDING NUMBER
	5	LOT NUMBER
	95.5	GOV. LOT NUMBER

SEC.	14
6	5
7	8
18	17
19	20
30	29
31	32
33	34
35	36

MAP		N 2 NW 4	
8	4	8	4
5	1	5	1
6	2	6	2
7	3	7	3
8	4	8	4
5	1	5	1



ASSESSOR'S PARCELS - CLARK COUNTY, NV.

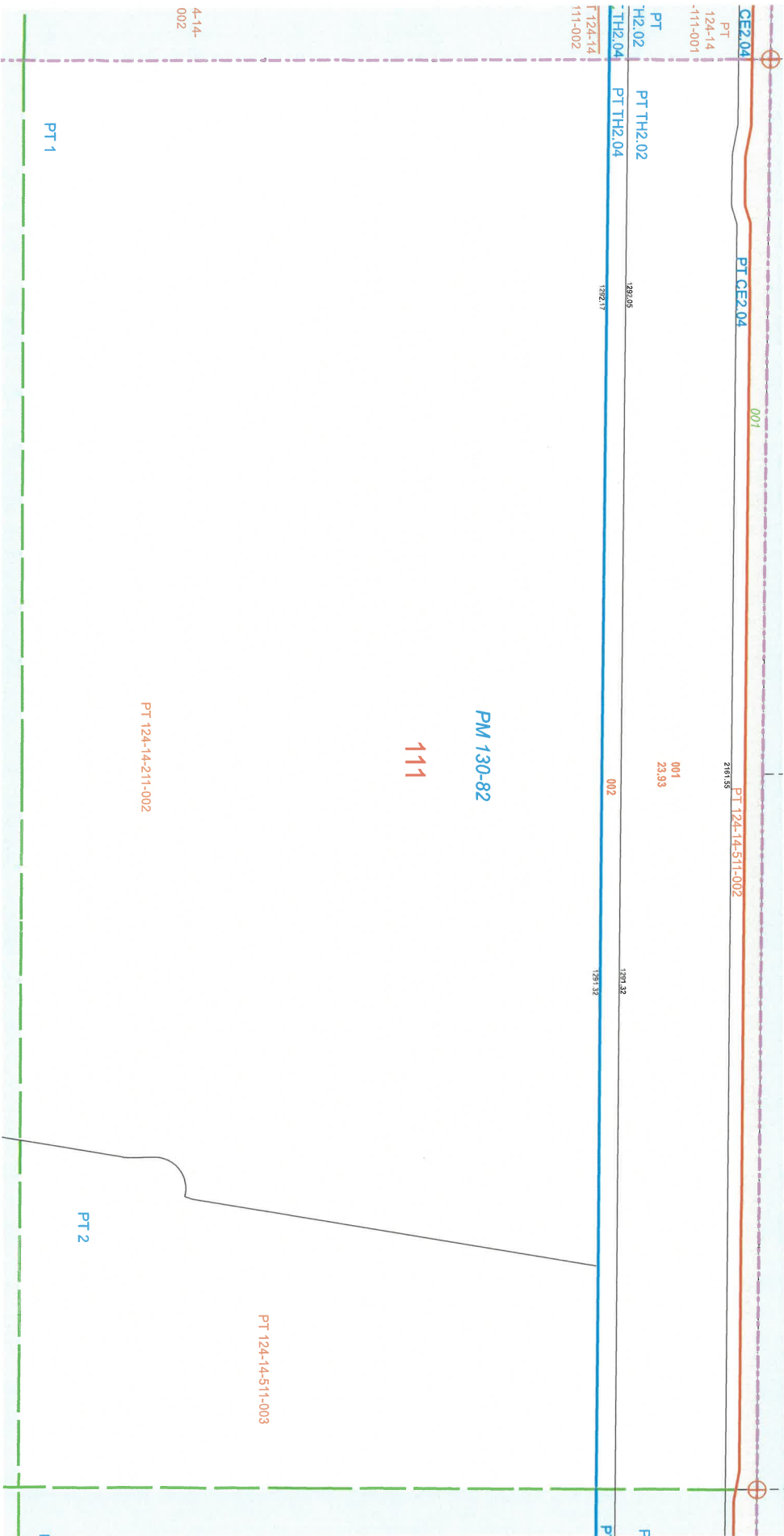
Briana Johnson - Assessor

T19S R61E BOOK

SEC.	14
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MAP
N2NW4

124-14-1



TAX DIST 250



Briana Johnson - Assessor

PARCEL BOUNDARY	CONDOMINIUM UNIT	007	PARCEL NUMBER
SUB BOUNDARY	AIR SPACE POL	001	PARCEL NUMBER
PARCEL BOUNDARY	RIGHT OF WAY POL	1.00	ACREAGE
PARCEL BOUNDARY	SUB-SURFACE POL	202	PARCEL, SUBAREA NUMBER
MATCHED BORDER LINE		245	FLYBACK/RECORDING NUMBER
HISTORIC LOT LINE		5	LOT NUMBER
HISTORIC SUB BOUNDARY		5	LOT NUMBER
HISTORIC PARCEL BOUNDARY		GL5	GOV. LOT NUMBER
SECTION LINE			

T19S R61E

100	101	10210
125	124	123
138	139	14014

Scale: 1" = 200'

6	5	4	3	2	1
7	0	0	10	11	12
18	17	16	15	14	13
19	20	21	22	23	24
30	29	28	27	26	25
31	32	33	34	35	36

8	4	8	4
5	1	5	1
6	2	6	2
7	3	7	3
8	4	8	4
5	1	5	1



PM 130-82

211

002
167.51

PT 2

PT 124-14-511-003

PT 1

PT 2

PT 124-14-511-003

TAX DIST 250

USE THIS SCALE (FEET) WHEN MAP REDUCED FROM 11X17 ORIGINAL

0 100 200 400 600 800

Briana Johnson - Assessor

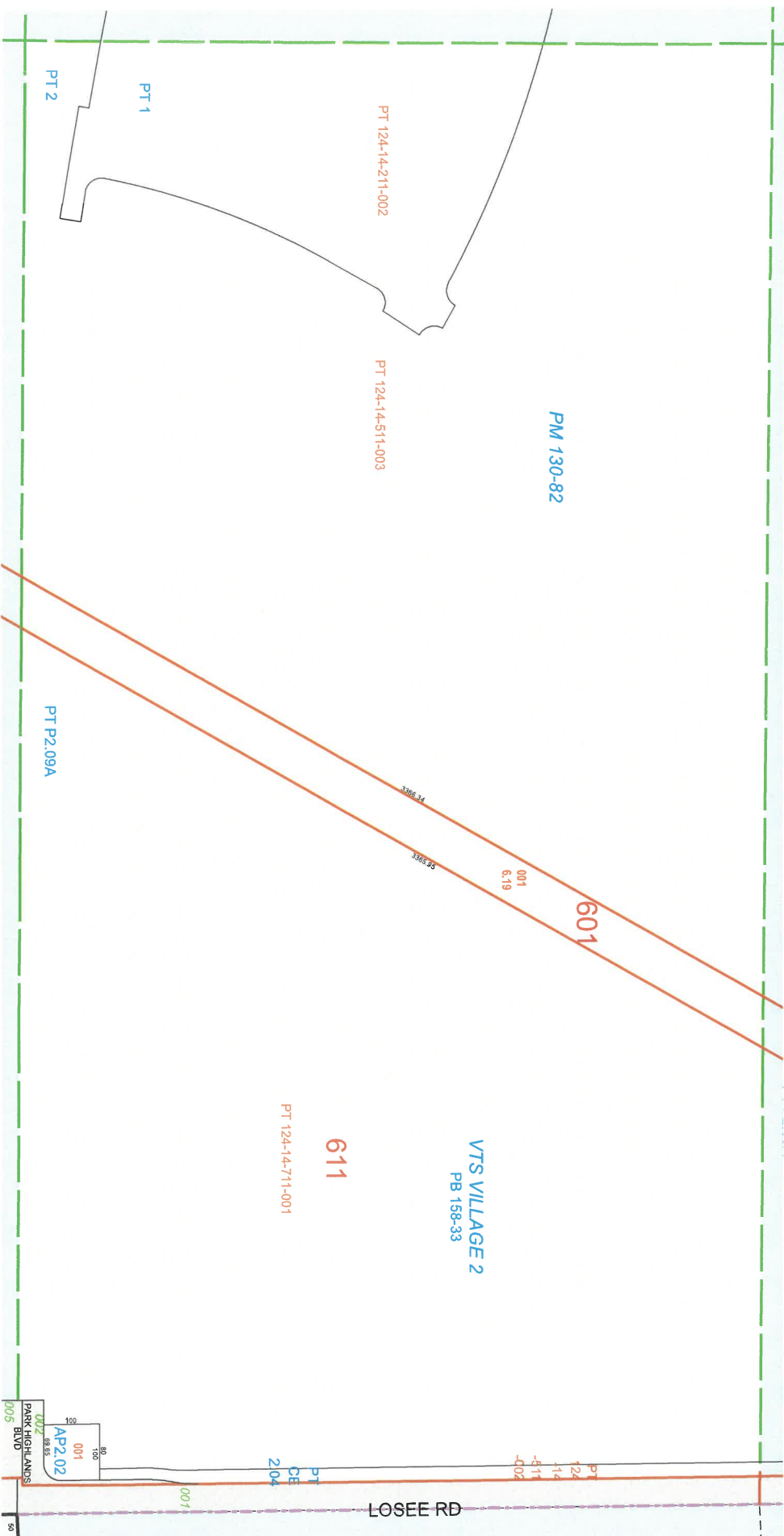
PARCEL BOUNDARY	<input type="checkbox"/>	CONDOMINIUM UNIT	007 ROAD PARCEL NUMBER
PARCEL BOUNDARY	<input type="checkbox"/>	AIR SPACE POL	001 ROAD PARCEL NUMBER
PARCEL BOUNDARY	<input type="checkbox"/>	RIGHT OF WAY POL	1.00 ACREAGE
PAVED DRIVEWAY	<input type="checkbox"/>	SUB-SURFACE POL	202 PARCEL SUBAREA NUMBER
PAVED DRIVEWAY	<input type="checkbox"/>		PB 24.45 PLAT RECORDING NUMBER
HISTORIC LOT LINE	<input type="checkbox"/>		5 BLOCK NUMBER
HISTORIC SUB BOUNDARY	<input type="checkbox"/>		6 LOT NUMBER
HISTORIC LOT BOUNDARY	<input type="checkbox"/>		GL 5 GOV. LOT NUMBER

BOOK	T19S R61E		
100	101	102	10
125	124	123	12
138	139	140	14

Scale: 1" = 200'

SEC.	14
Rev: 8/19/2024	

MAP		S 2 NE 4	
8	4	8	4
5	1	5	1
6	2	6	2
7	3	7	3
8	4	8	4
5	1	5	1



TAX DIST 250

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PARCEL BOUNDARY	CONDOMINIUM UNIT	007 ROAD PARCEL NUMBER
SUB BOUNDARY	AIR SPACE POL	001 RACEL NUMBER
PMLD PLACEMENT	RIGHT OF WAY PCL	1.00 ACRES
SECTION LINE	SUB-SURFACE PCL	202 PARCEL, SUB/SEG NUMBER
HISTORIC LOT LINE		PB 24-45 BLOCK RECORDING NUMBER
HISTORIC LOT LINE		5 BLOCK NUMBER
HISTORIC PMLD BOUNDARY		5 LOT NUMBER
SECTION LINE		GL-5 GOV. LOT NUMBER

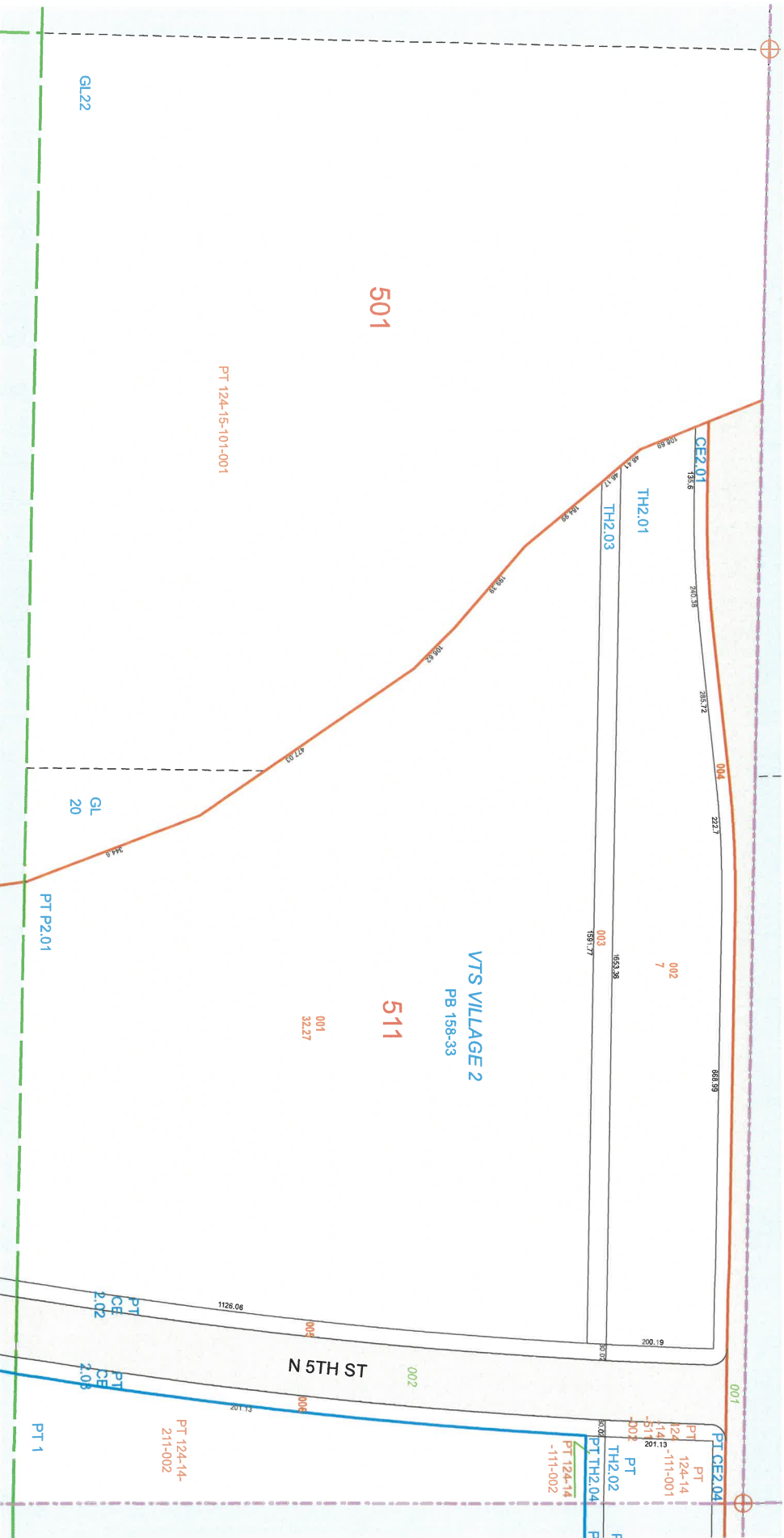
Briana Johnson - Assessor

BOOK	
T19S R61E	
100	101
125	124
138	139
140	

Scale: 1" = 200'

SEC.	15				
6	5	4	3	2	1
7	8	9	10	11	12
18	17	16	15	14	13
19	20	21	22	23	24
30	29	28	27	26	25
31	32	33	34	35	36

MAP		N2NE4	
8	4	8	4
5	1	5	1
6	2	6	2
7	3	7	3
8	4	8	4
5	1	5	1

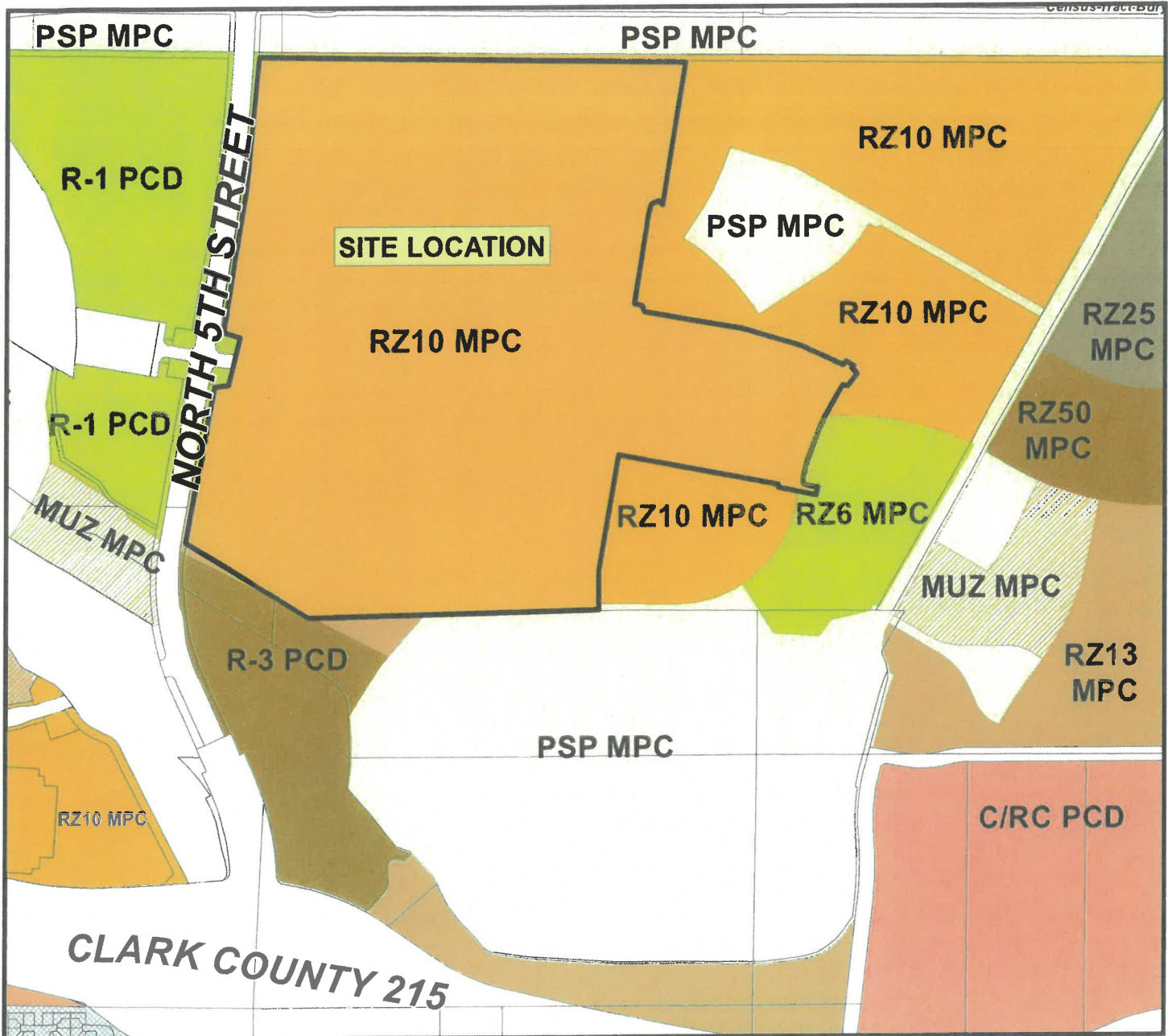


TAX DIST 250



THE CITY OF NORTH LAS VEGAS

Location & Zoning Map



0 1500 600 900 1,200 1,500 1,800 2,100 2,400 2,700 3,000 3,300 3,600 3,900 4,200 4,500 4,800

Feet

Applicant: KB Home
 Application Type: Property Reclassification
 Request: From MPC RZ10 (Residential Zone Up to 10 DU/AC Master Plan Community)
 to R-CL PCD (Planned Community District Medium Density)
 Project Info: Approximately 1,500 Feet North of Clark County 215 and North 5th Street Intersection
 Case Number: ZN-10-2024

09/05/2024

