

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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- **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.

**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(FIELD) WHEN MAP REDUCED FROM 1:137 ORIGINAL

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

**MAP LEGEND**

- Parcel Boundary
- Sub Boundary
- P/MLD Boundary
- Road Easement
- Matoh / Leader Line
- Historic Lot Line
- Historic Sub Boundary
- Historic P/MLD Boundary
- Section Line
- Condominium Unit
- Air Space PCL
- Right of Way PCL
- Sub-Surface PCL
- Parcel Number
- Parcel Acreage
- Parcel Subseq Number
- Plat Recording Number
- Block Number
- Lot Number
- Gov. Lot Number

**BOOK** T19S R61E

100	101	10210
125	124	123
138	139	14014

Scale: 1" = 200'

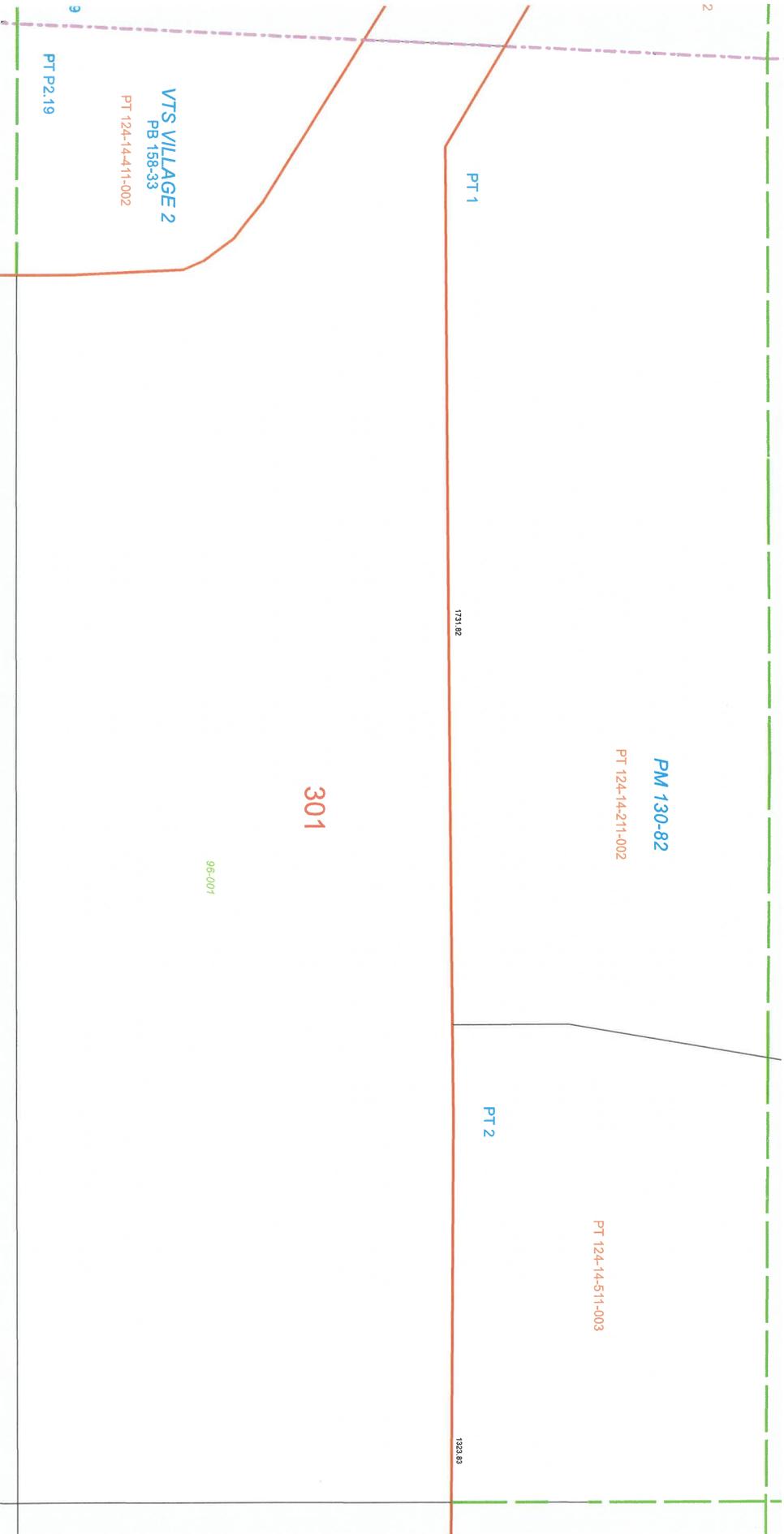
**REV:** 8/19/2024

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

**SEC.** 14

**MAP** N 2 SW 4

124-14-3



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 USE THIS SCALE(FEET) WHEN MAP REDUCED FROM 1:12.7 ORIGINAL

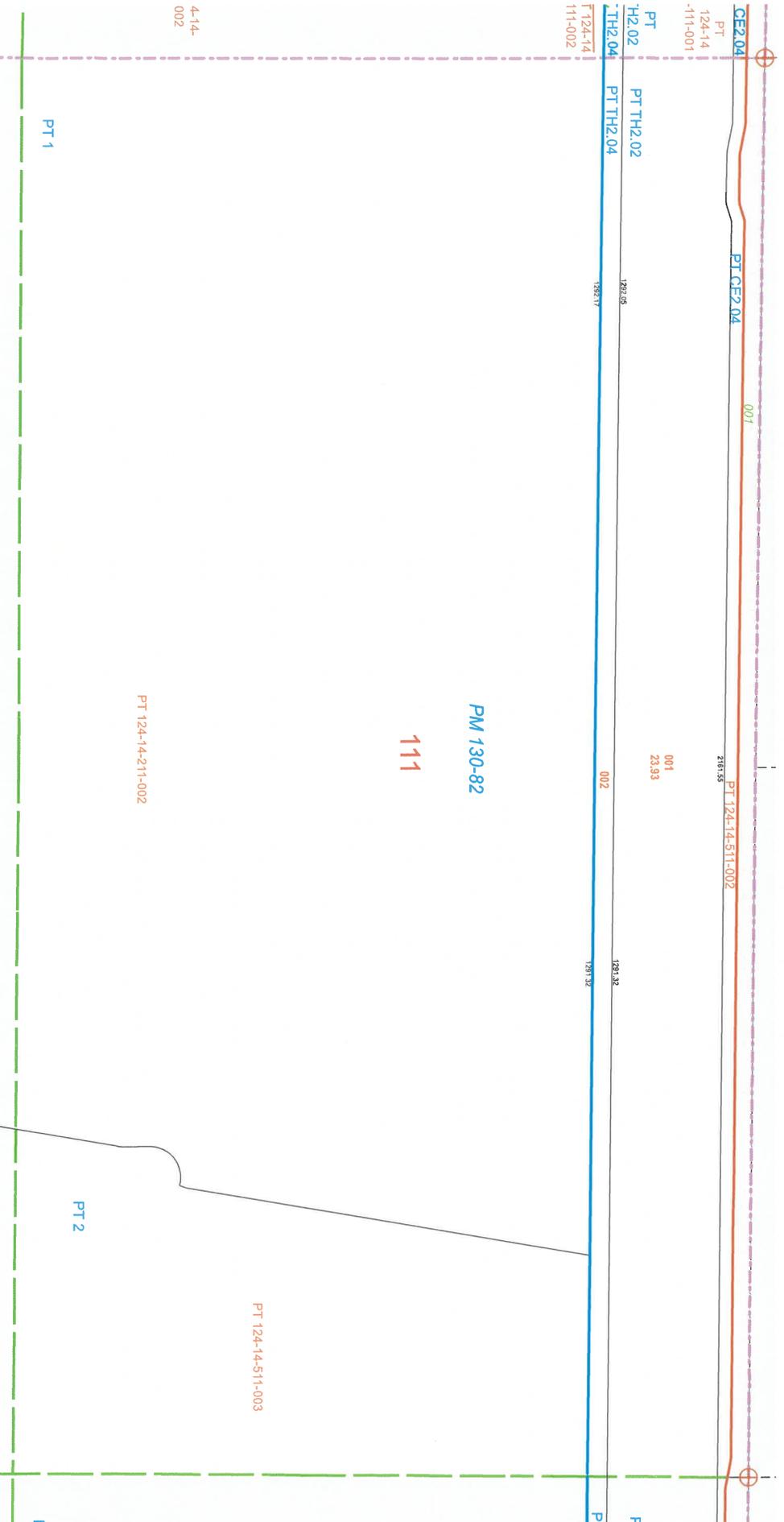
ASSESSOR'S PARCELS - CLARK COUNTY, NV.  
 Briana Johnson - Assessor

Parcel Boundary	Condominium Unit	Road Parcel Number	007
Sub Boundary	Air Space PCL	Parcel Number	001
PAULD Boundary	Right of Way PCL	Acreage	1.00
Road Easement	Sub-Surface PCL	Parcel Subseq Number	202
Match/Leader Line		Plat Recording Number	PB 24-45
Historic Lot Line		Block Number	5
Historic Sub Boundary		Lot Number	5
Historic PAULD Boundary		Gov. Lot Number	CL 5
Section Line			

BOOK	T19S R61E
100	101
125	124
138	139
10210	123
14014	

SEC.	14
MAP	N 2 NW 4

Scale: 1" = 200'	Rev: 8/19/2024
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TAX DIST 250

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USE THIS SCALE(FIELD) WHEN MAP REDUCED FROM THIS ORIGINAL



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

PARCEL BOUNDARY	CONDOMINIUM UNIT	007 ROAD PARCEL NUMBER
SUB BOUNDARY	AIR SPACE PCL	001 PARCEL NUMBER
PMLD BOUNDARY	RIGHT OF WAY PCL	1.00 ACREAGE
ROAD EASEMENT	SUB-SURFACE PCL	202 PARCEL SUBSEQ NUMBER
MATCH / LEADER LINE		PG 24-45 PLAT RECORING NUMBER
HISTORIC LOT LINE		5 BLOCK NUMBER
HISTORIC SUB BOUNDARY		5 LOT NUMBER
HISTORIC PMLD BOUNDARY		CL.S. GOV. LOT NUMBER

**BOOK** T19S R6E1E

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125	124	123
138	139	14014

Scale: 1" = 200'

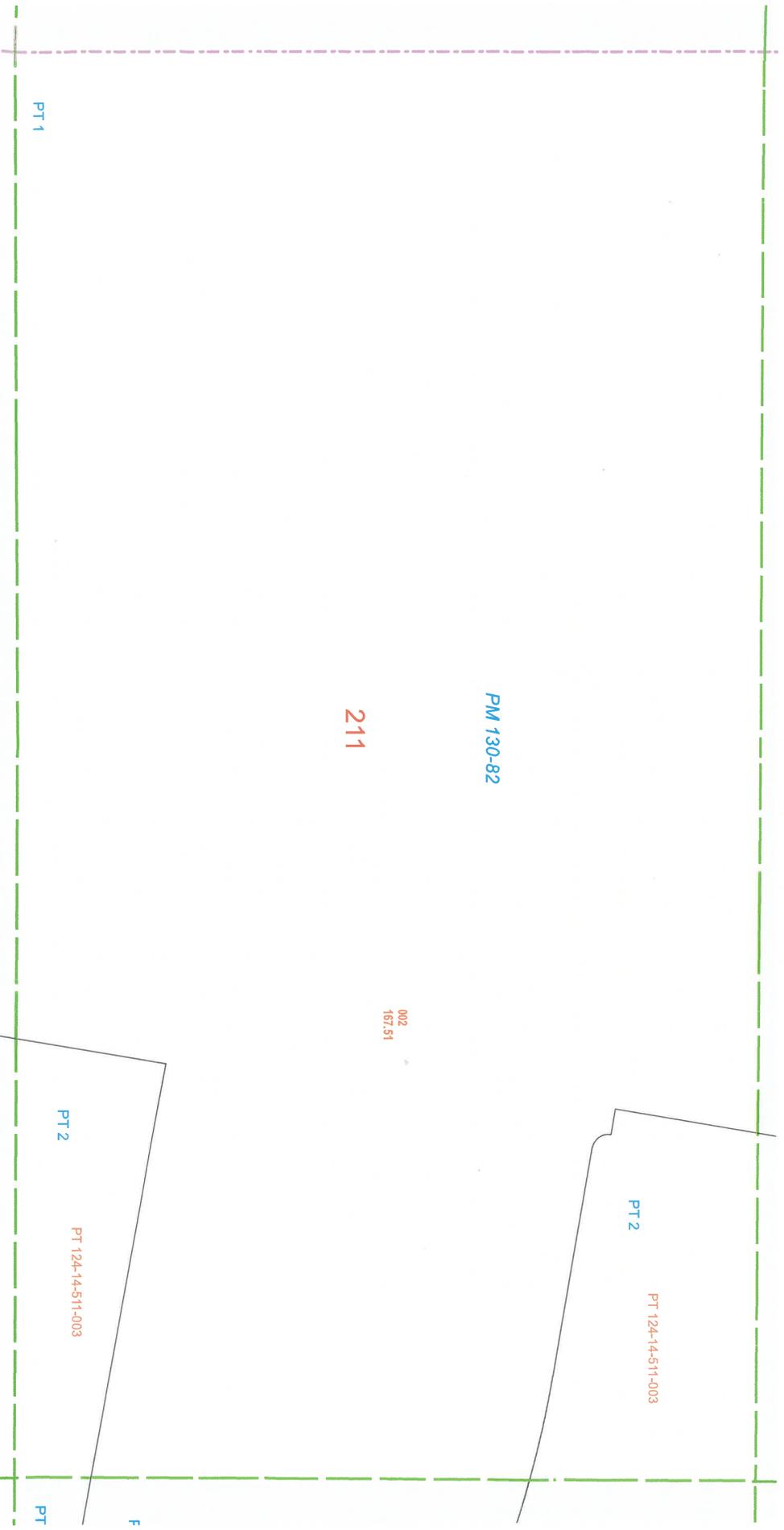
**SEC** 14

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19	20	21	22	23	24
25	26	27	28	29	30
31	32	33	34	35	36

**MAP** S 2 NW 4

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

Rev: 8/19/2024



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 USE THIS SCALE(FEET) WHEN MAP REDUCED FROM 1:177 ORIGINAL

0 100 200 400 600 800

**MAP LEGEND**

Parcel Boundary	Condominium Unit	007	Road Parcel Number
Sub Boundary	Air Space PCL	001	Parcel Number
PM/D Boundary	Right of Way PCL	1.00	Acres/Acreage
Road Easement	Sub-Surface PCL	202	Parcel Subseq Number
Match / Leader Line		PB 24-45	Plat Recording Number
Historic Lot Line		5	Block Number
Historic Sub Boundary		6	Lot Number
Historic PM/D Boundary		61.5	Govt Lot Number
Section Line			

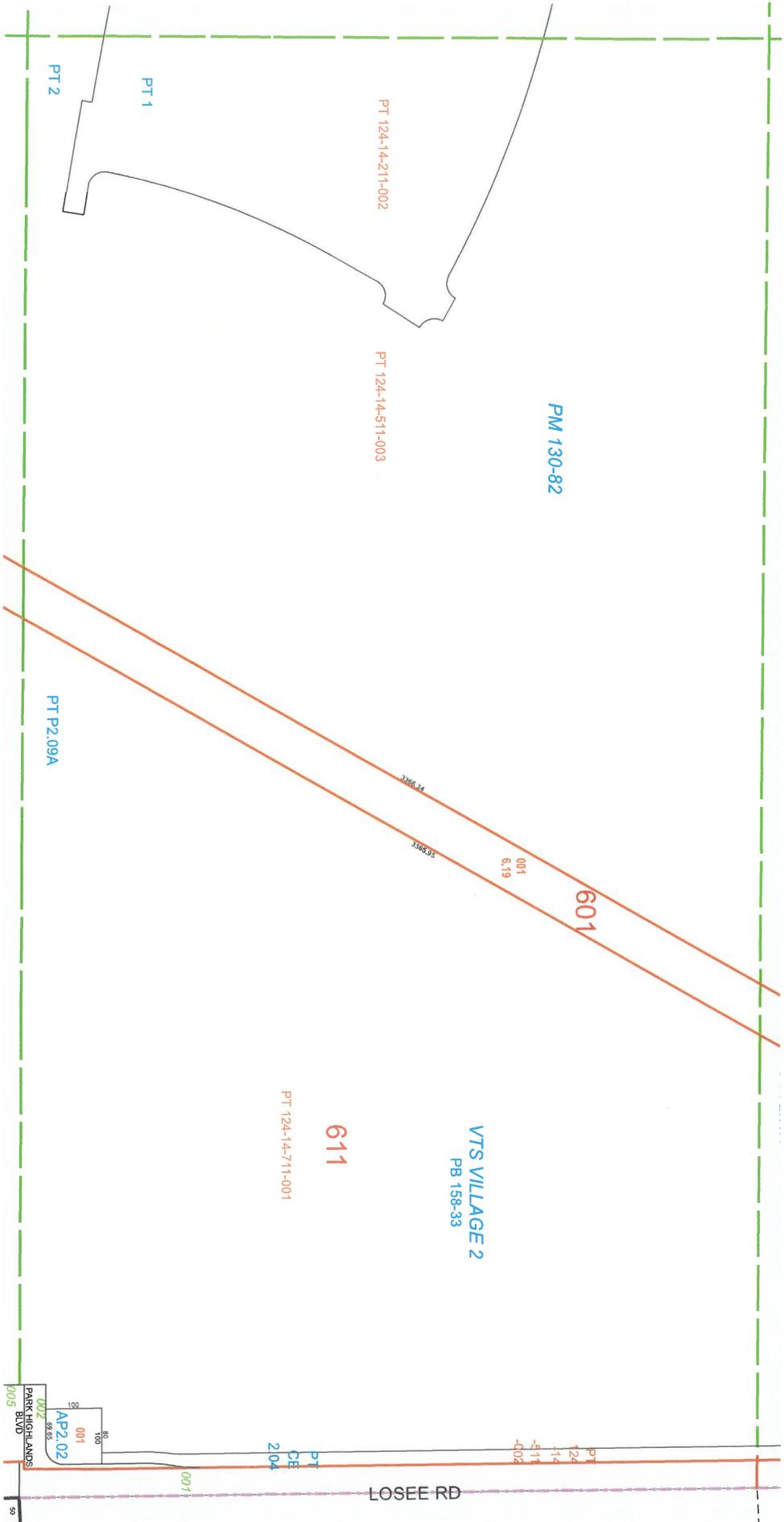
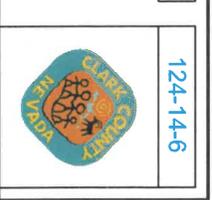
**ASSESSOR'S PARCELS - CLARK COUNTY, NV.**  
 Briana Johnson - Assessor

BOOK	100	101	102	110
199S	125	124	123	112
R61E	138	139	140	114

Scale: 1" = 200'

SEC	14
MAP	S 2 NE 4

124-14-6
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TAX DIST 250

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

0 100 200 400 500 600

**MAP LEGEND**

- Parcel Boundary
- Sub Boundary
- Mild Boundary
- Road Easement
- Match / Leader Line
- Historic Lot Line
- Historic Sub Boundary
- Historic Mild Boundary
- Section Line
- Condominium Unit
- Air Space PCL
- Right of Way PCL
- Sub-Surface PCL
- Road Parcel Number
- Parcel Number
- Acres
- Parcel Subseq Number
- Plat Recording Number
- Block Number
- Lot Number
- Gov. Lot Number

**ASSESSOR'S PARCELS - CLARK COUNTY, NV.**  
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**BOOK** T19S R61E

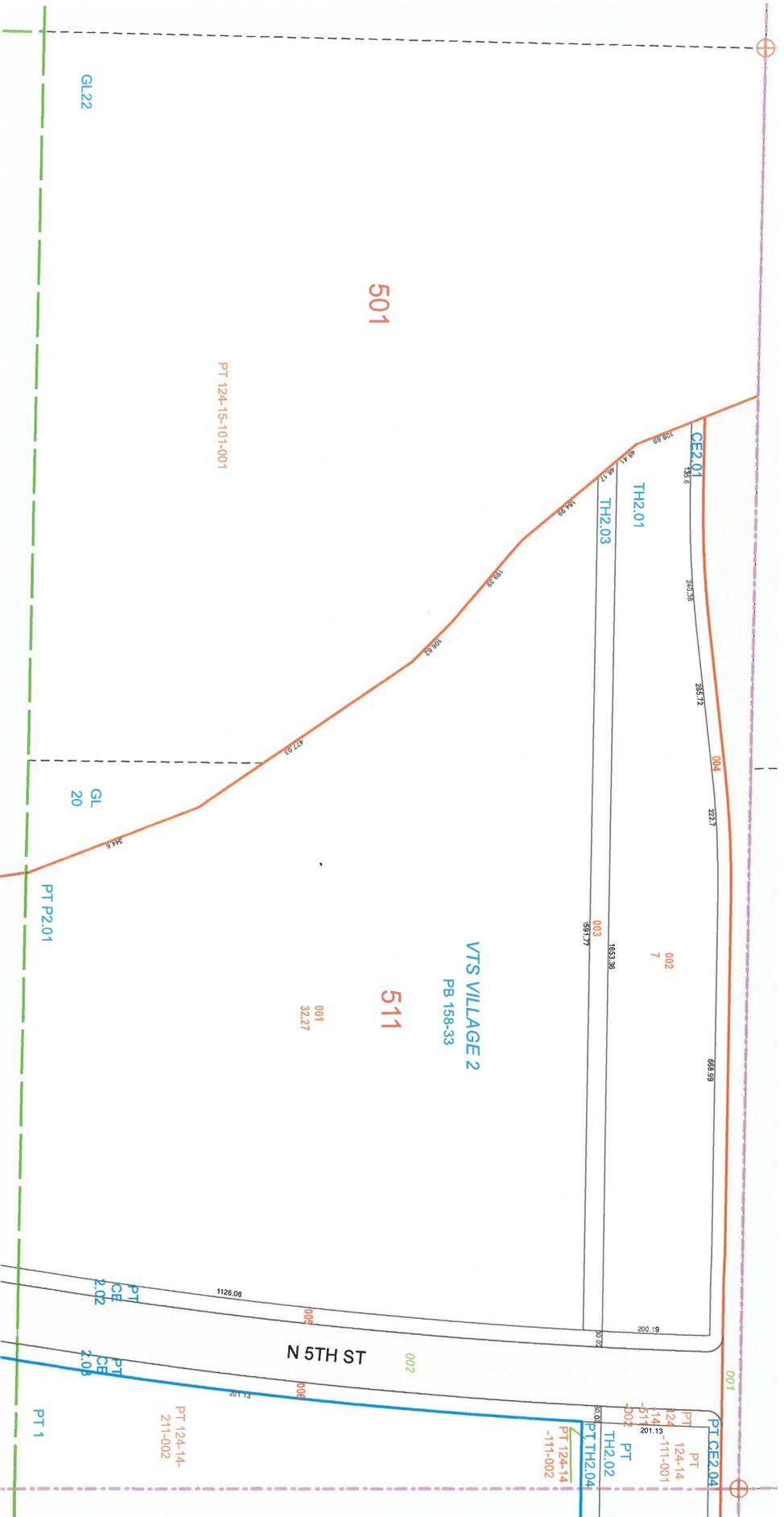
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125	124	123
138	139	140

**Scale:** 1" = 200'

**Rev:** 8/19/2024

SEC.	MAP
15	N 2 NE 4
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2	2
3	3
4	4
5	5
6	6
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8	8
9	9
10	10
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**124-15-5**

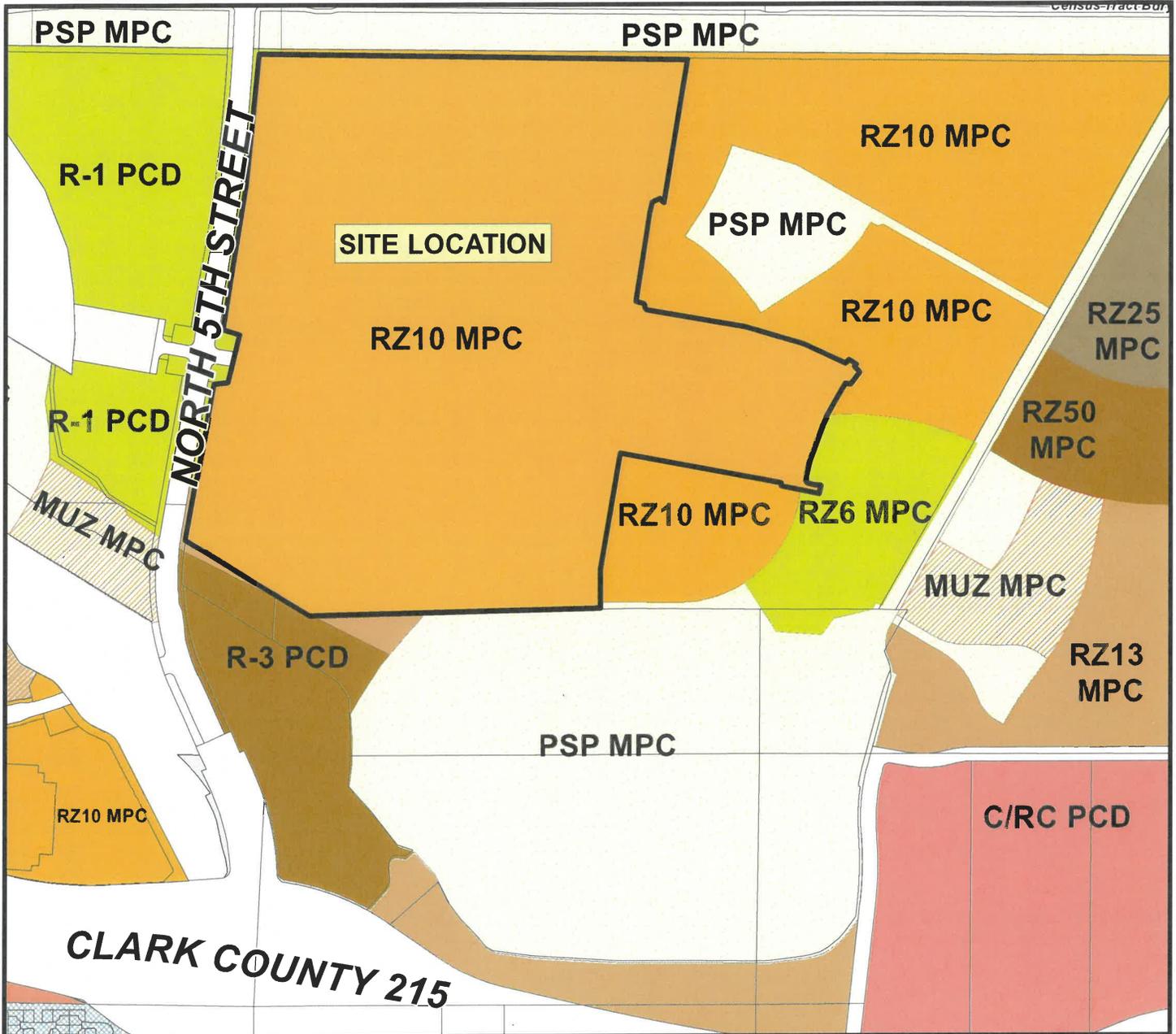



TAX DIST 250



# THE CITY OF NORTH LAS VEGAS

## Location & Zoning Map



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-14-2024

09/05/2024

