

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.**

August 26, 2024

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

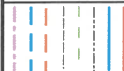


Neighborhood Meeting Summary – Zone Change of Parcels in Village 2 of Tule Springs Master Planned Community

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.

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

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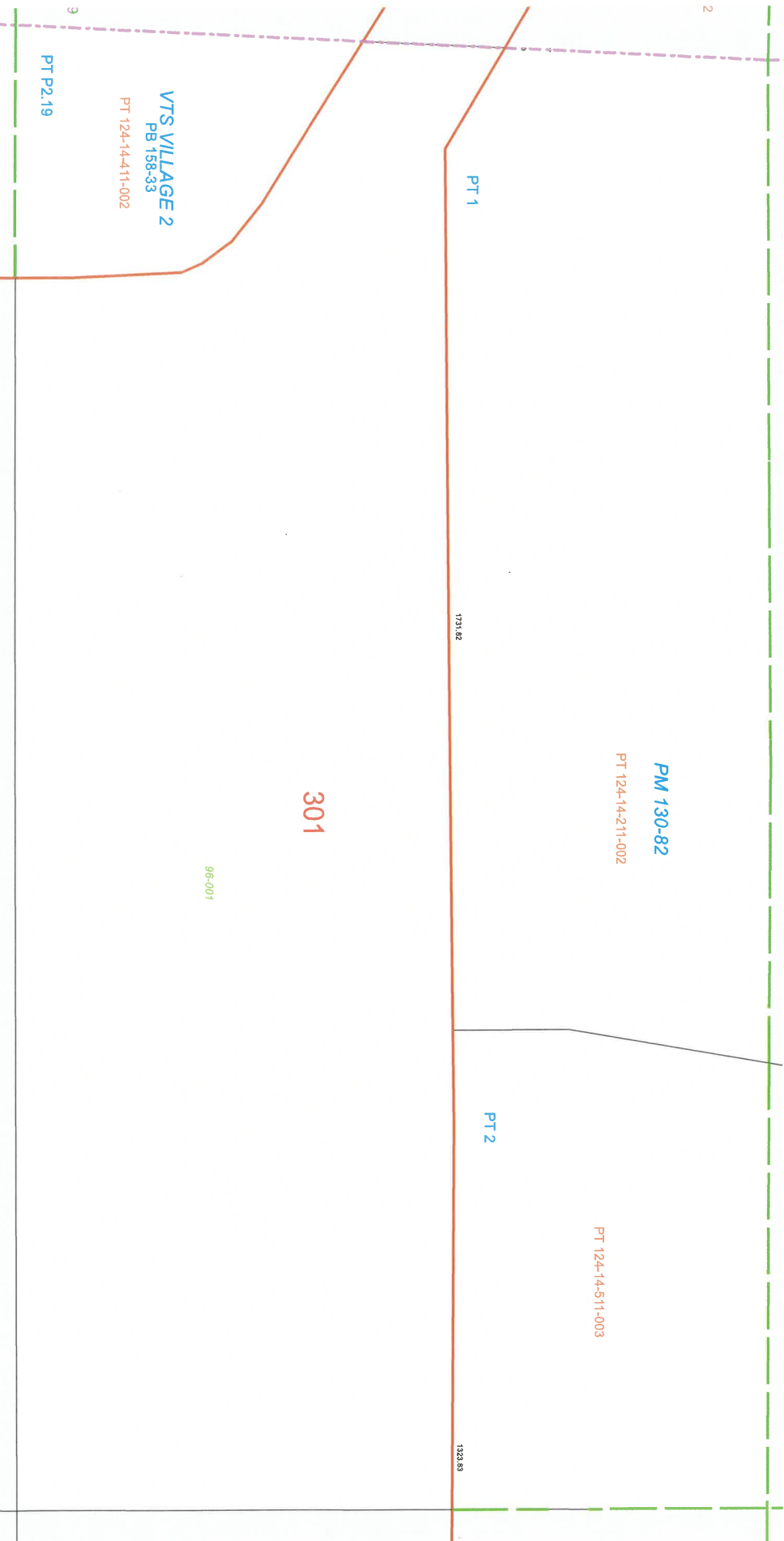


Briana Johnson - Assessor

001 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	GLS GOV. LOT NUMBER
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SEC.	14				
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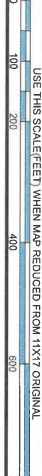


TAX DIST 250

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.

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

0 100 200 400 600



—	PARCEL BOUNDARY	CONDOMINIUM UNIT	007	100	PARCEL NUMBER
—	SUB BOUNDARY	AIR SPACE PCL	001	100	PARCEL NUMBER
—	ROAD EASEMENT	RIGHT OF WAY PCL	100	100	ACREAGE
—	MATCH-1/ENDER LINE	SUB-SURFACE PCL	202	100	PARCEL, SUBSUA NUMBER
—	HISTORIC LOT LINE				
—	HISTORIC SUB BOUNDARY				
—	HISTORIC PMAD BOUNDARY				
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Scale: 1" = 200'

SEC.

14

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Rev: 8/19/2024

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Briana Johnson - Assessor

SEC.	14
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MAP
N 2 NW 4

124-14-1

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TH2.02	

TH2.04 PT TH2.04

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PM 130-82

4-14-002

PT 124-14-211-002

PT 1

PT 2

TAX DIST 250

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USE THIS SCALE (FEET) WHEN MAP REDUCED FROM 11x17 ORIGINAL

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Briana Johnson - Assessor

PARCEL BOUNDARY	CONDOMINIUM UNIT	007 RACEL PARCEL NUMBER
SUB BOUNDARY	AIR SPACE POL	001 RACEL NUMBER
PALM BOUNDARY	RIGHT OF WAY POL	1.00 AGE/AGE
PARCEL EASEMENT	SUB-SURFACE POL	202 PARCEL, SUB/EG NUMBER
SECTION LINE		PB 24-45 FLOOD RECORDING NUMBER
HISTORIC LOT LINE		5 BLOCK NUMBER
HISTORIC SUB BOUNDARY		5 LOT NUMBER
HISTORIC PALM BOUNDARY		GL-5 GOV. LOT NUMBER
SECTION LINE		

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

Scale: 1" = 200'

SEC.	14
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Rev: 8/19/2024

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8	4	8	4
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PM 130-82

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PT 2

PT 124-14-511-003

PT 1

PT 2

PT 124-14-511-003

PT

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TAX DIST 250

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

PARCEL BOUNDARY

SUB BOUNDARY

PWLD BOUNDARY

ROAD EASEMENT

MATCH / LEADER LINE

HISTORIC LOT LINE

HISTORIC SUB 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 SUBSEQ NUMBER

PB 24-45 PLAT RECORDING NUMBER

5 BLOCK NUMBER

5 LOT NUMBER

GL-5 GOV. LOT NUMBER

ASSESSOR'S PARCELS - CLARK COUNTY, NV.

Briana Johnson - Assessor

BOOK

T19S R61E

SEC.

14

MAP

S 2 NE 4

124-14-6

Scale: 1" = 200'

Rev: 8/19/2024

100 101 102 10

125 124 123 12

138 139 140 14

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25 24 23 22 21

34 33 32 31 30

5 1 4 3 2

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25 24 23 22 21

CLARK COUNTY

NEVADA

The map displays several land parcels and survey points. Parcel PM 130-82 is a large area in the upper left. To its right are parcels 601 and 611, separated by a diagonal line. Further right is VTS VILLAGE 2. Survey points PT 1 and PT 2 are marked on the left. Various other points and lines are labeled, including PT 124-14-211-002, PT 124-14-511-003, PT 124-14-711-001, and PT P2.09A. The bottom of the map shows LOSEE RD and PARK HIGHLANDS BLVD. A scale bar at the top indicates distances from 0 to 800 feet. A north arrow is also present.

TAX DIST 250

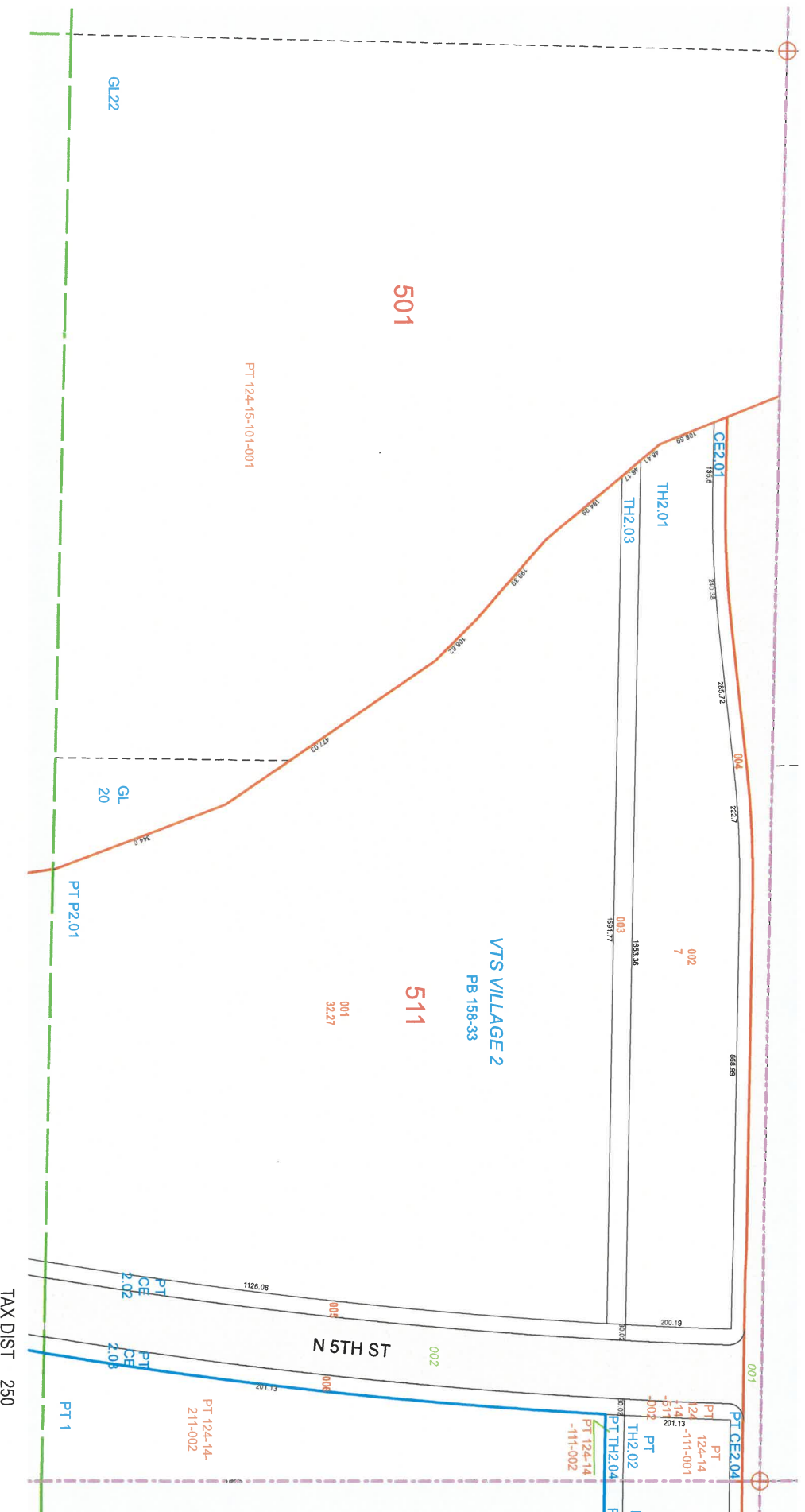
Briana Johnson - Assessor

PARCEL BOUNDARY	CONDOMINIUM UNIT	007 PARCEL NUMBER
SUB BOUNDARY	AIR SPACE POL	001 PARCEL NUMBER
PMLD BOUNDARY	RIGHT OF WAY POL	1.00% ACREAGE
ROAD EASEMENT	MATCH / TENDOR LINE	202 PARCEL SUBISED NUMBER
HISTORIC LOT LINE	SUB-SURFACE POL	PB 24-45 PLAT RECORDING NUMBER
HISTORIC SUB BOUNDARY		5 BLOCK NUMBER
HISTORIC PMLD BOUNDARY		5 LOT NUMBER
SECTION LINE		GL-5 GOV. LOT NUMBER

BOOK		
T19S R61E		
100	101	102
125	124	123
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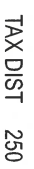
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124-15-6



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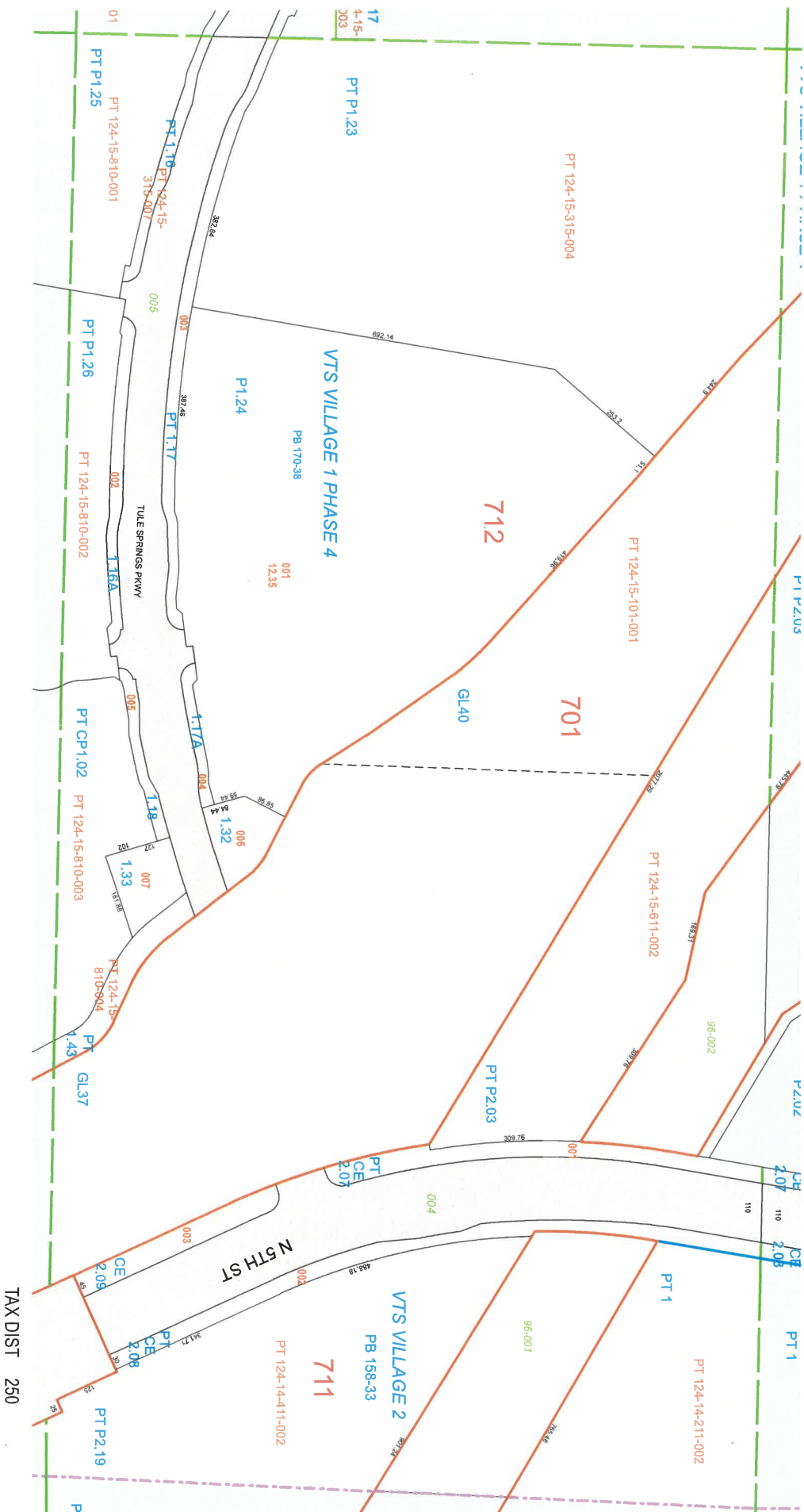
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PARCEL BOUNDARY	CONDOMINIUM UNIT	007 ROAD PARCEL NUMBER
SUB BOUNDARY	AIR SPACE POL	PARCEL NUMBER
ROAD EASEMENT	RIGHT OF WAY POL	100 ACREAGE
MATCH / LEADER LINE	SUB-SURFACE POL	202 PARCEL SUBSEA NUMBER
HISTORIC LOT LINE		PB 24-45 PLAY RECORDING NUMBER
HISTORIC SUB BOUNDARY		BLOCK NUMBER
HISTORIC PAVD BOUNDARY		5 LOT NUMBER
SECTION LINE		9-5 GOV. LOT NUMBER

SEC.	15
Rev: 8/19/2024	

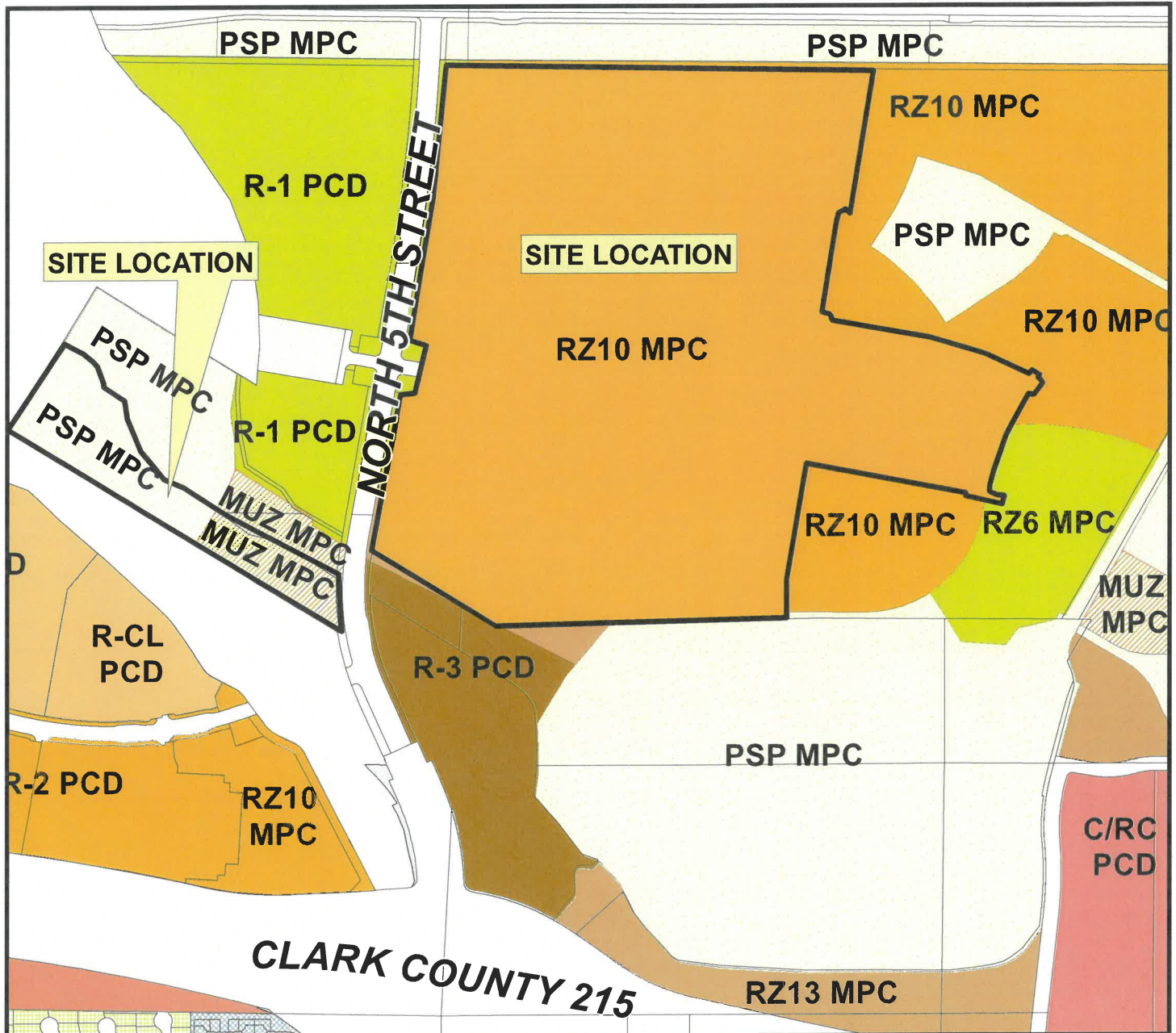
124-15-7	CLARK COUNTY NEVADA
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THE CITY OF NORTH LAS VEGAS

Location & Zoning Map



Applicant: KB Home
 Application Type: Property Reclassification
 Request: From MPC RZ10 (Residential Zone Up to 10 DU/AC Master Plan Community) and PSP MPC (Public/Semi-Public Master Plan Community) to PSP/PCD Planned Community District Public Facility)
 Project Info: Approximately 1,500 Feet North of Clark County 215 and North 5th Street Intersection
 Case Number: ZN-15-2024

09/05/2024

