

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.

NOTES

This map is for assessment use only and does NOT represent a survey.

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

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MAP LEGEND

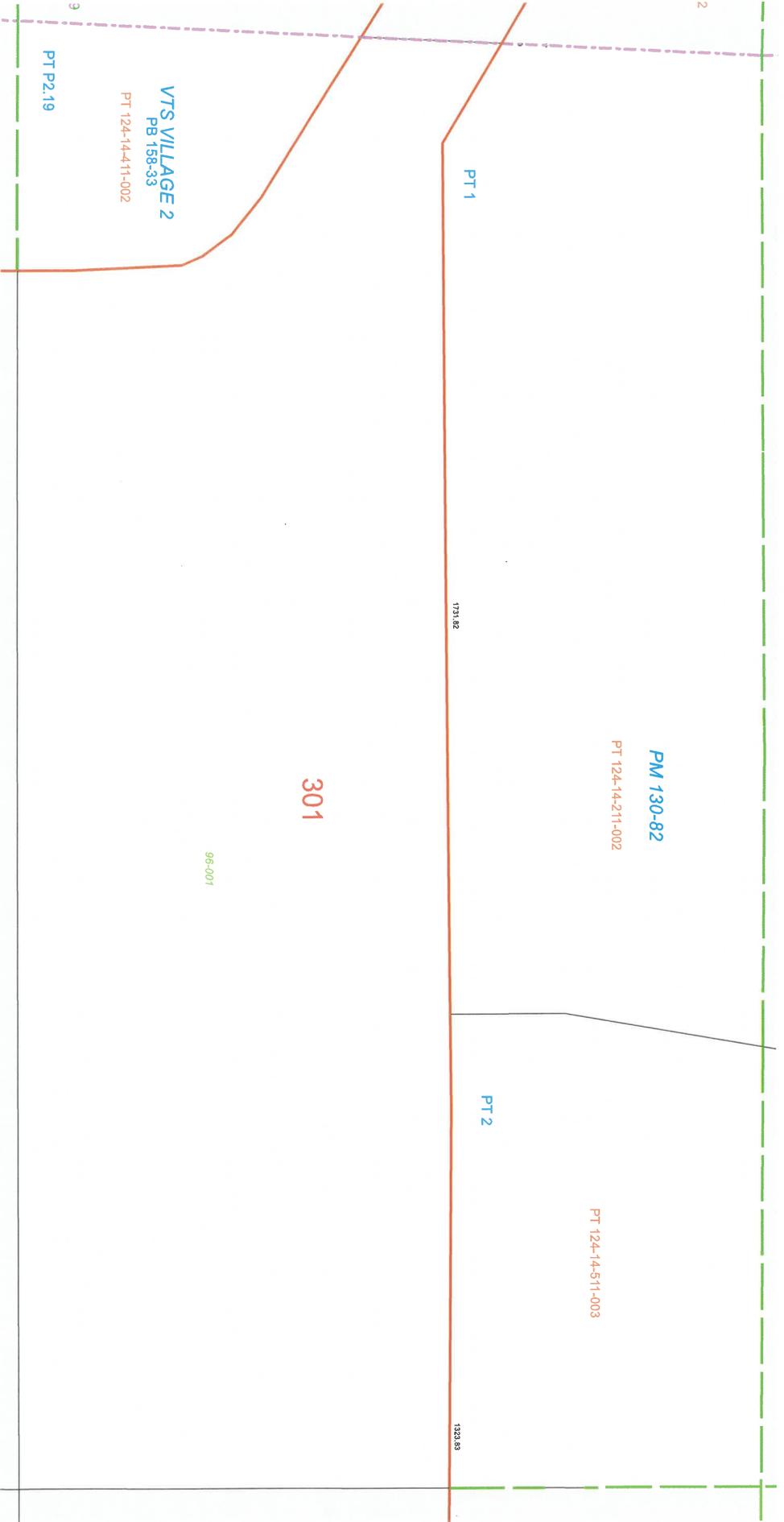
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| | PARCEL BOUNDARY | | CONDOMINIUM UNIT |
| | SUB BOUNDARY | | 001 PARCEL NUMBER |
| | PWLD BOUNDARY | | 1.00 ACREAGE |
| | ROAD BOUNDARY | | RIGHT OF WAY PCL |
| | ROAD ASSEMENT | | SUB-SURFACE PCL |
| | MATCH / LEADER LINE | | PB 24-4-15 PLAT RECORDING NUMBER |
| | HISTORIC LOT LINE | | 5 BLOCK NUMBER |
| | HISTORIC SUB BOUNDARY | | 5 LOT NUMBER |
| | HISTORIC PWLD BOUNDARY | | GL 5 GOV LOT NUMBER |
| | SECTION LINE | | |

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

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TAX DIST 250

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

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

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| PARCEL BOUNDARY | CONDOMINIUM UNIT | ROAD PARCEL NUMBER |
| SUB BOUNDARY | AIR SPACE PCL | PARCEL NUMBER |
| PWLD BOUNDARY | RIGHT OF WAY PCL | 1.00 ACREAGE |
| ROAD EASEMENT | SUB-SURFACE PCL | 202 PARCEL SUBSEQ NUMBER |
| MATCH / LEADER LINE | | PB 24-45 PLAT RECORDING NUMBER |
| HISTORIC LOT LINE | | 5 LOT NUMBER |
| HISTORIC SUB BOUNDARY | | 5 BLOCK NUMBER |
| HISTORIC PWLD BOUNDARY | | 5 LOT NUMBER |
| SECTION LINE | | 5 LOT NUMBER |

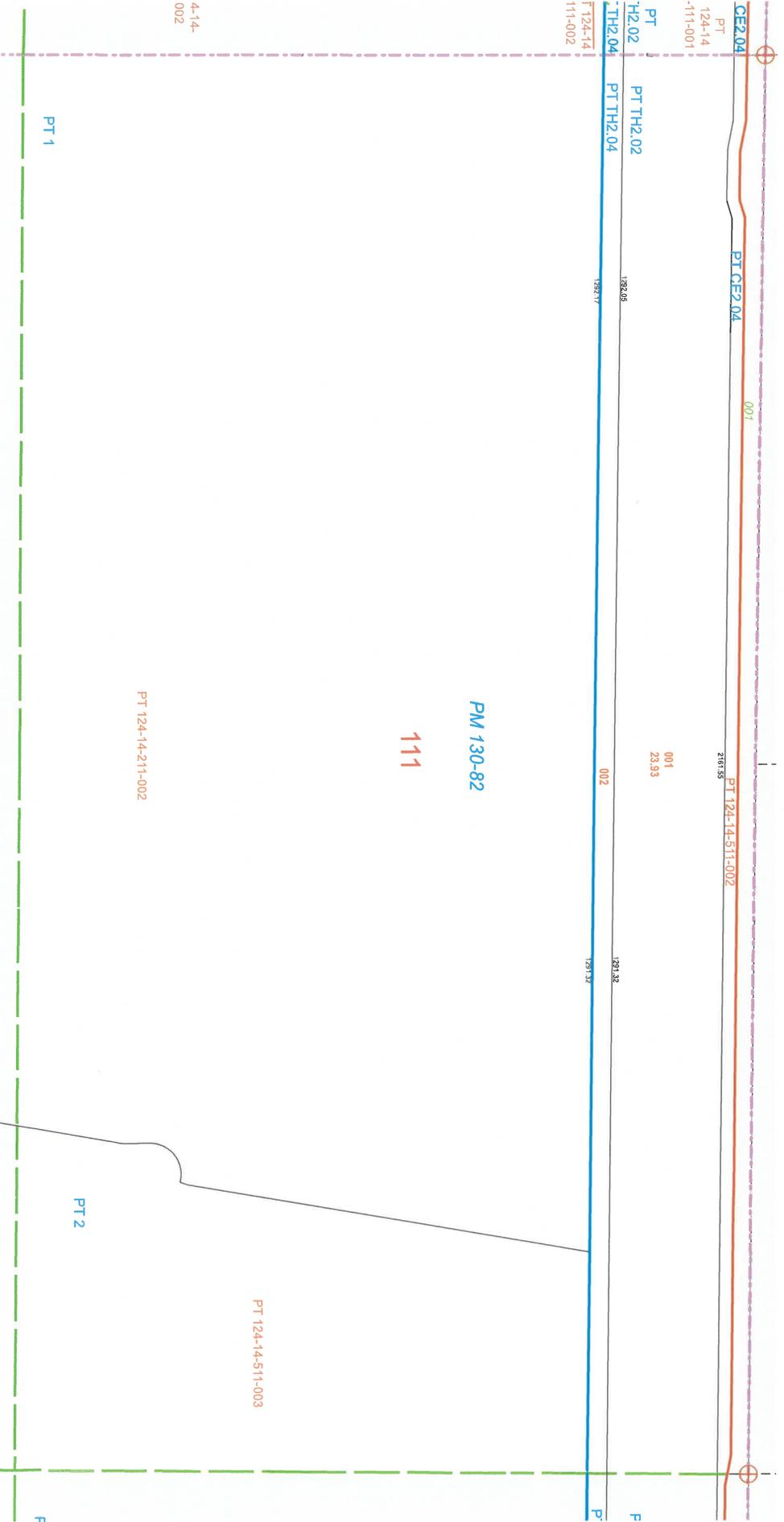
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Scale: 1" = 200'
 Rev: 8/19/2024



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

MAP LEGEND

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

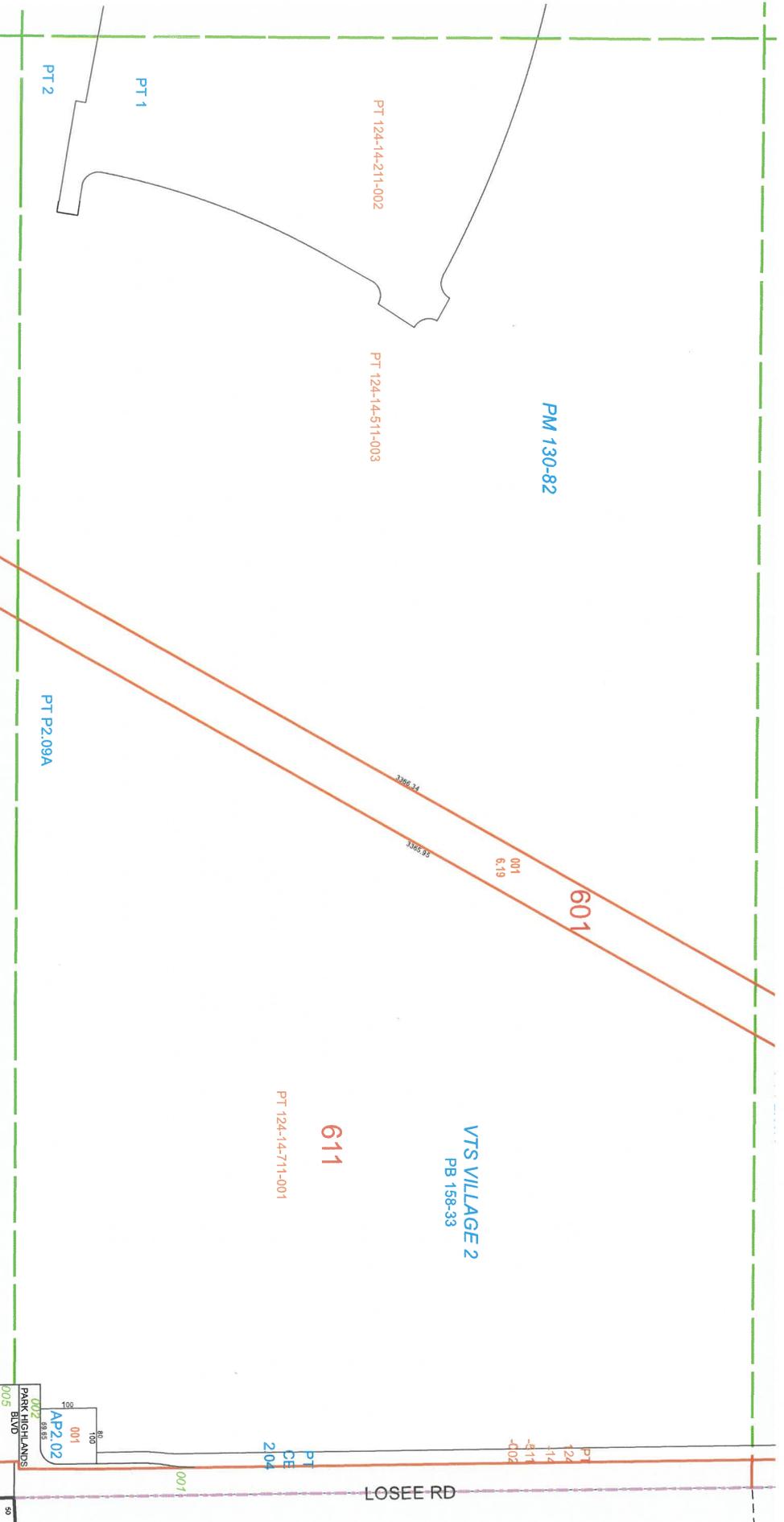
ASSESSOR'S PARCELS - CLARK COUNTY, NV.
Briana Johnson - Assessor

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Scale: 1" = 200'

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APR 2, 2024
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USE THIS SCALE (FEET) WHEN MAP REDUCED FROM 1:1217 ORIGINAL

MAP LEGEND

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| | PARCEL BOUNDARY | | CONDOMINIUM UNIT |
| | SUB BOUNDARY | | AIR SPACE PCL |
| | PMLD BOUNDARY | | RIGHT OF WAY PCL |
| | ROAD EASEMENT | | SUB-SURFACE PCL |
| | MATCH / LEADER LINE | | FB 24-45 PLAT RECORDING NUMBER |
| | HISTORIC LOT LINE | | 202 PARCEL SURSEQ NUMBER |
| | HISTORIC SUB BOUNDARY | | 5 BLOCK NUMBER |
| | HISTORIC PMLD BOUNDARY | | 5 LOT NUMBER |
| | SECTION LINE | | GL 5 GOV. LOT NUMBER |

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

| BOOK | 100 | 101 | 102 |
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| T19S R61E | 125 | 124 | 123 |
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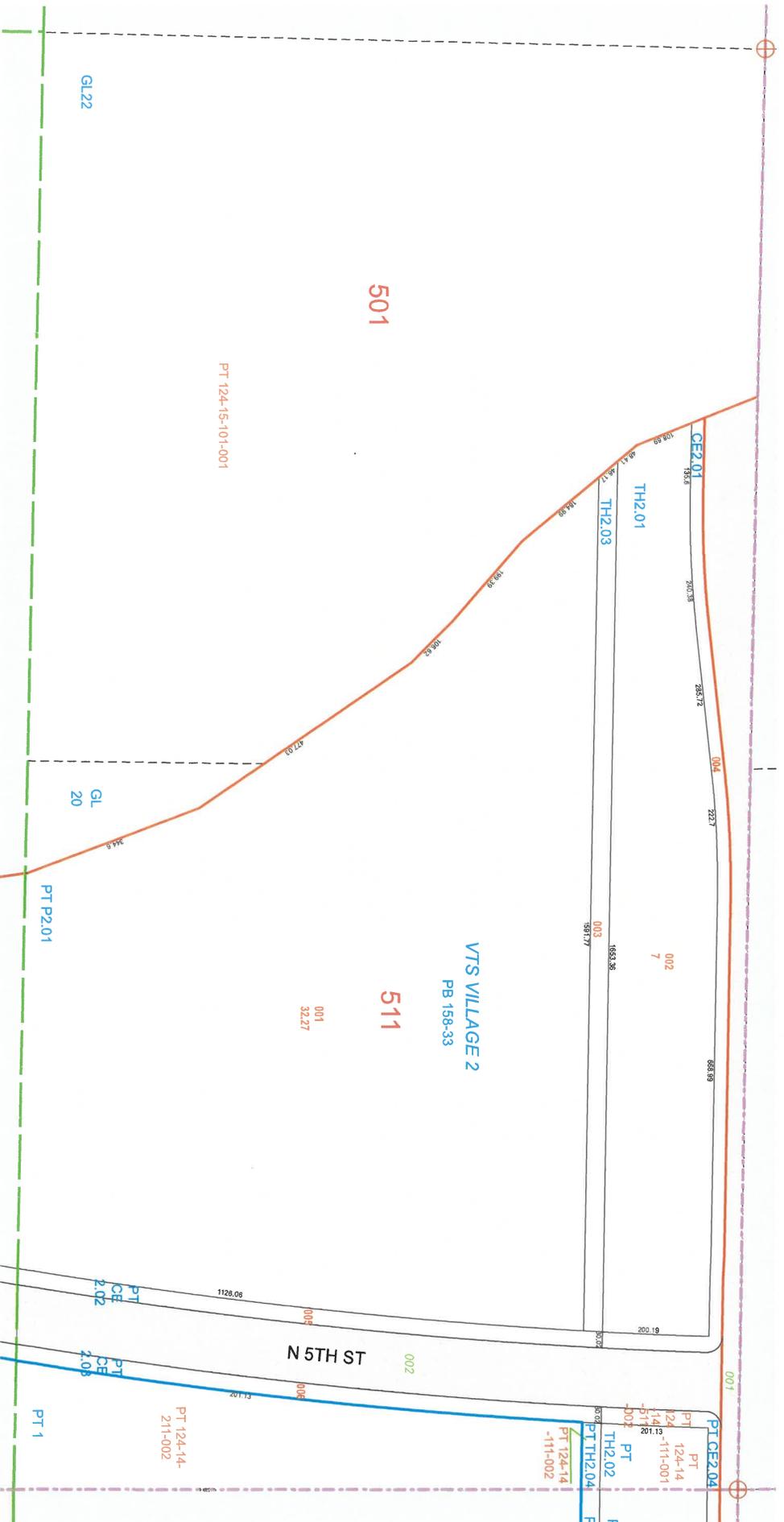
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Scale: 1" = 200'

Rev: 8/19/2024

124-15-5



NOTES

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

0 100 200 400 600 800

MAP LEGEND

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

PARCEL BOUNDARY: Solid black line
 SUB BOUNDARY: Dashed black line
 PMLD BOUNDARY: Dotted black line
 ROAD EASEMENT: Blue line
 MATCH / LEADER LINE: Green line
 HISTORIC LOT LINE: Red line
 HISTORIC SUB BOUNDARY: Yellow line
 SECTION LINE: Thick red line

CONDOMINIUM UNIT: Yellow square
 AIR SPACE PCL: Blue square
 RIGHT OF WAY PCL: Red square
 SUB-SURFACE PCL: Green square

001 ROAD PARCEL NUMBER
 001 PARCEL NUMBER
 1.00 ACREAGE
 202 PARCEL SUBSEGA NUMBER
 PB 24-45 PLAT RECORDING NUMBER
 5 BLOCK NUMBER
 5 LOT NUMBER
 GL 5 GOV. LOT NUMBER

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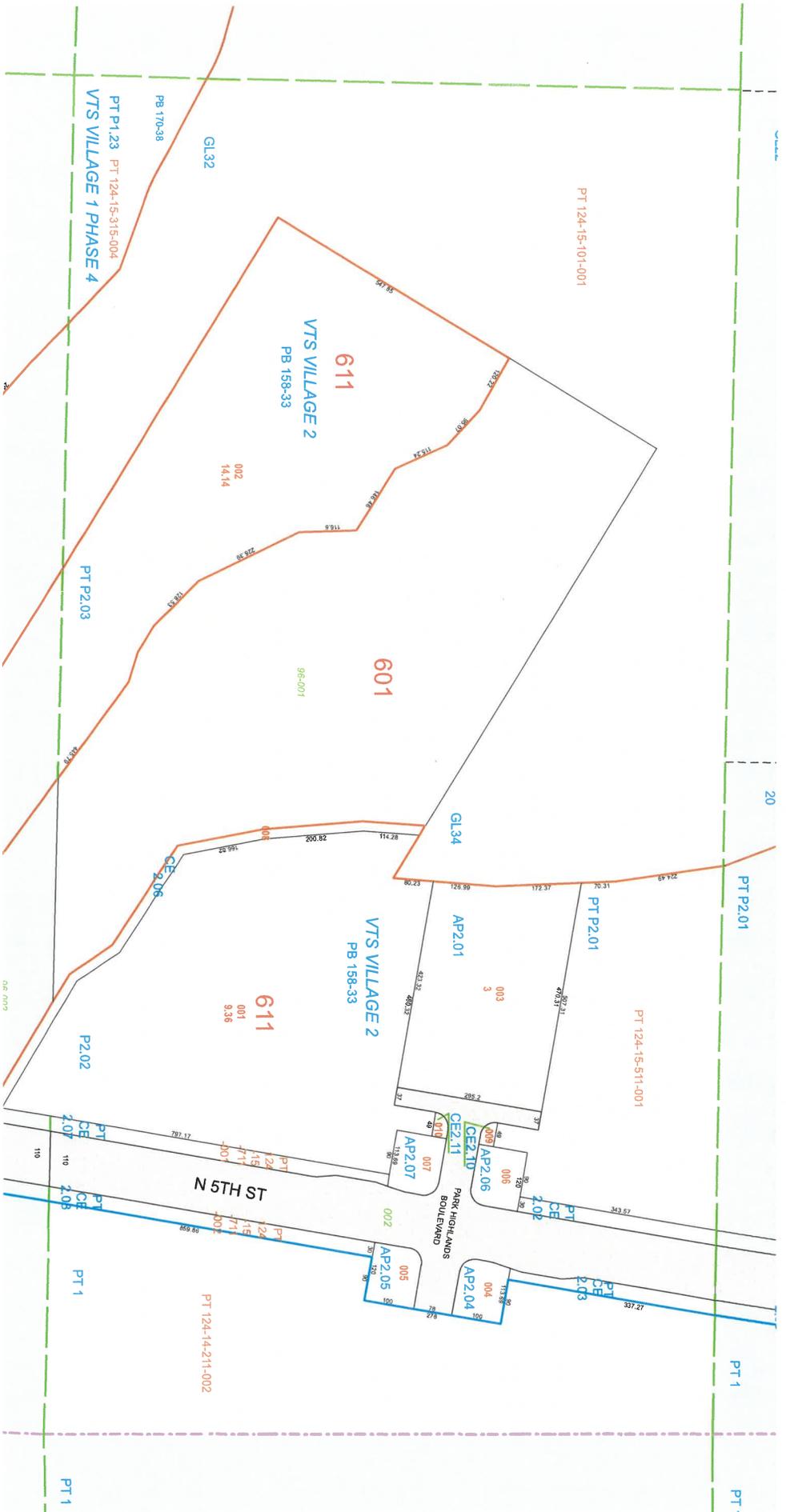
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Scale: 1" = 200'

Rev: 8/19/2024

124-15-6



TAX DIST 250

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USE THIS SCALE WHEN MAP REDUCED FROM 11X17 ORIGINAL

MAP LEGEND

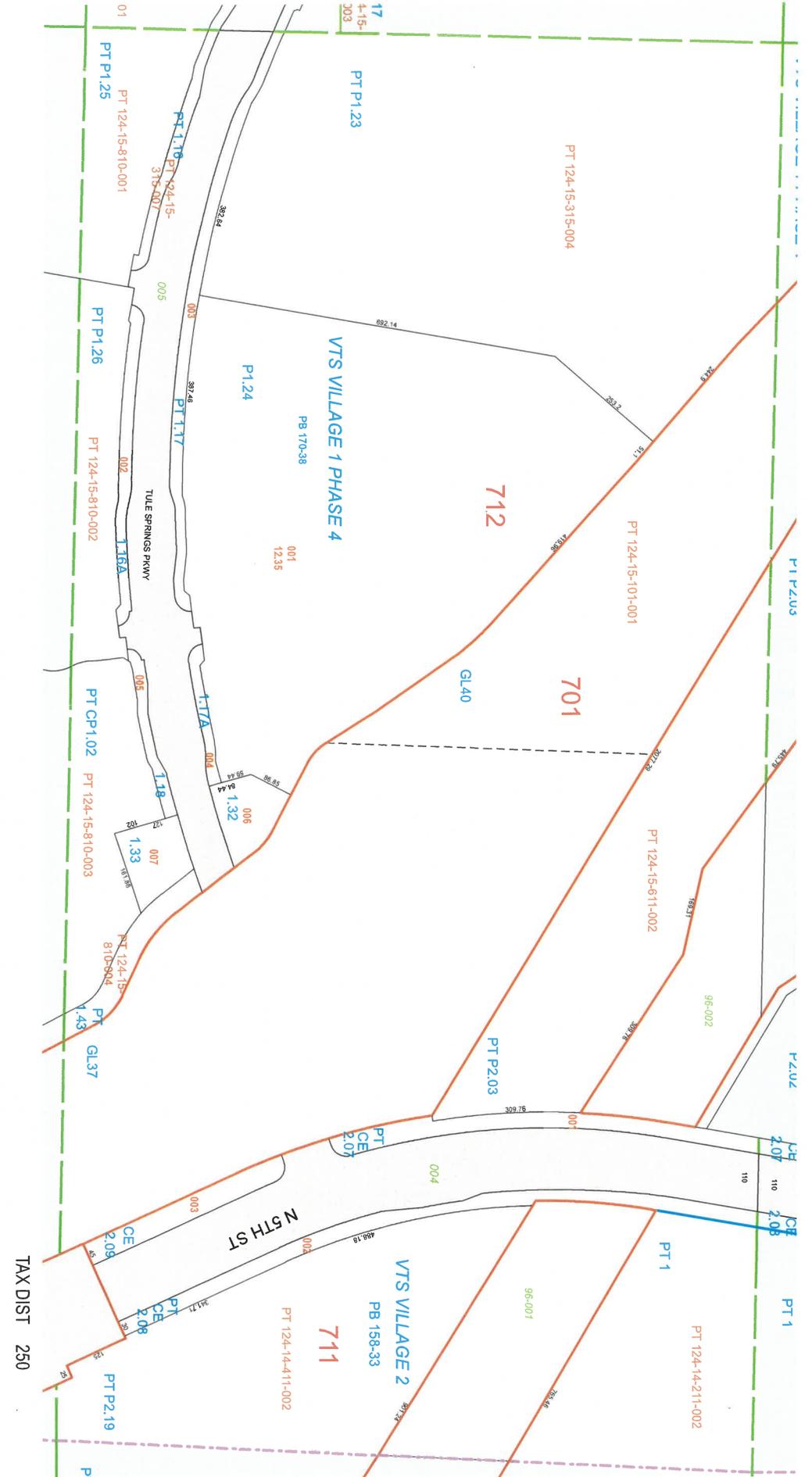
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| Parcel Boundary | Condominium Unit | 007 Road Parcel Number |
| Sub Boundary | Air Space PCL | 001 Parcel Number |
| PWLD Boundary | Right of Way PCL | 1.00 Acreage |
| Road Easement | Sub-Surface PCL | 202 Parcel Subseq Number |
| Match / Leader Line | | PB 24-45 Plat Recording Number |
| Historic Lot Line | | 5 Lot Number |
| Historic Sub Boundary | | GL5 Gov. Lot Number |
| Historic PWLD Boundary | | |
| Section Line | | |

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

| BOOK | PARCEL | ACREAGE |
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| REV. | 8/19/2024 |
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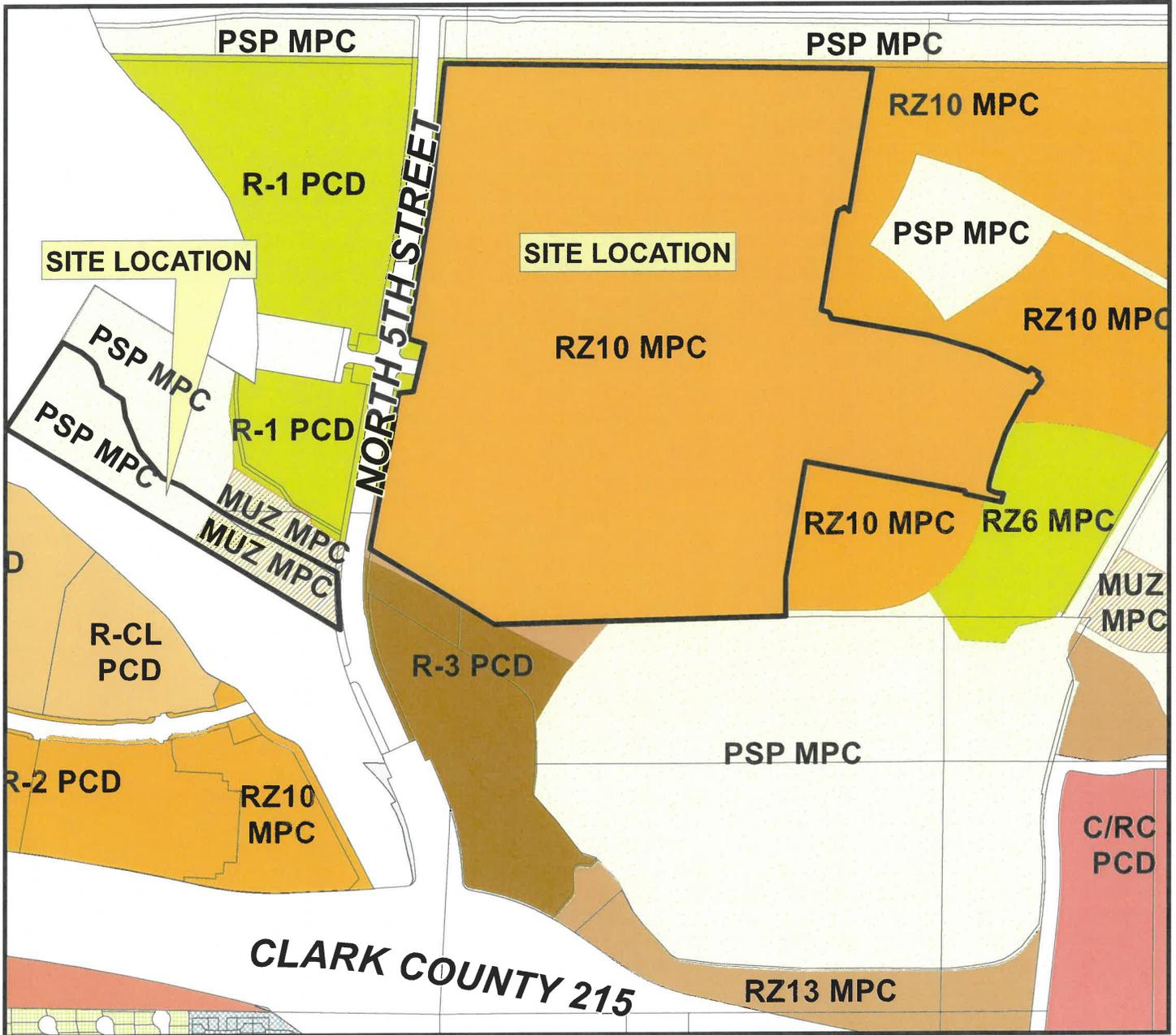
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THE CITY OF NORTH LAS VEGAS

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

