

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.

ASSESSOR'S PARCELS - CLARK COUNTY, NV.

Briana Johnson - Assessor

MAP LEGEND


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 Sub/Sided Number
Match / Leader Line		Pg 24-65 Plat Recording Number
Historic Sub Boundary		5 Block Number
Historic PMLD Boundary		5 Lot Number
Section Line		65.5 Govt Lot Number

BOOK	1795 R61E
100	101
125	124
138	139
1401	1404

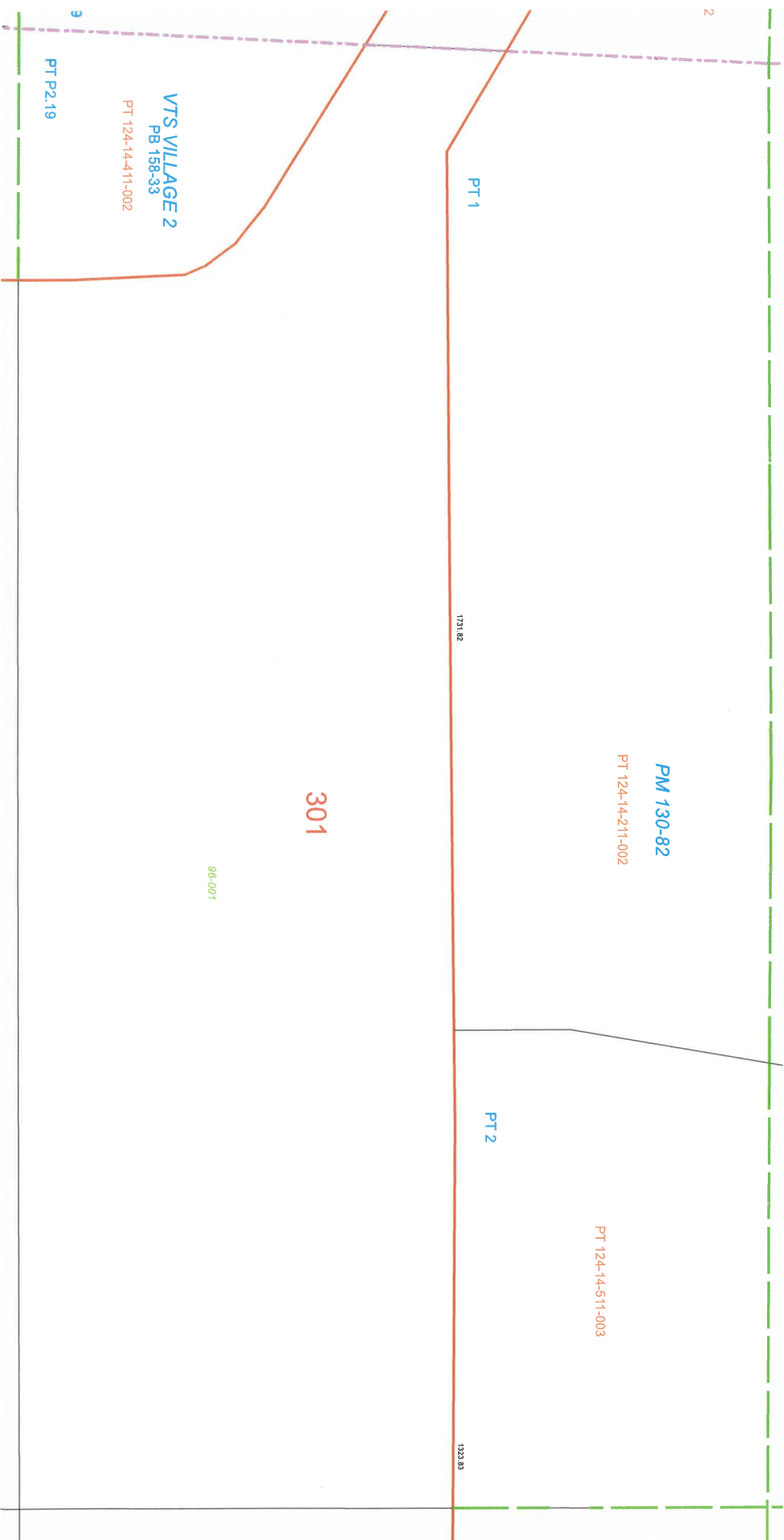
SEC.	14
MAP	N 2 SW 4

Scale: 1" = 200'

Rev: 8/19/2024



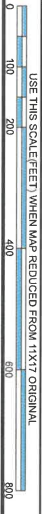
124-14-3



NOTES

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

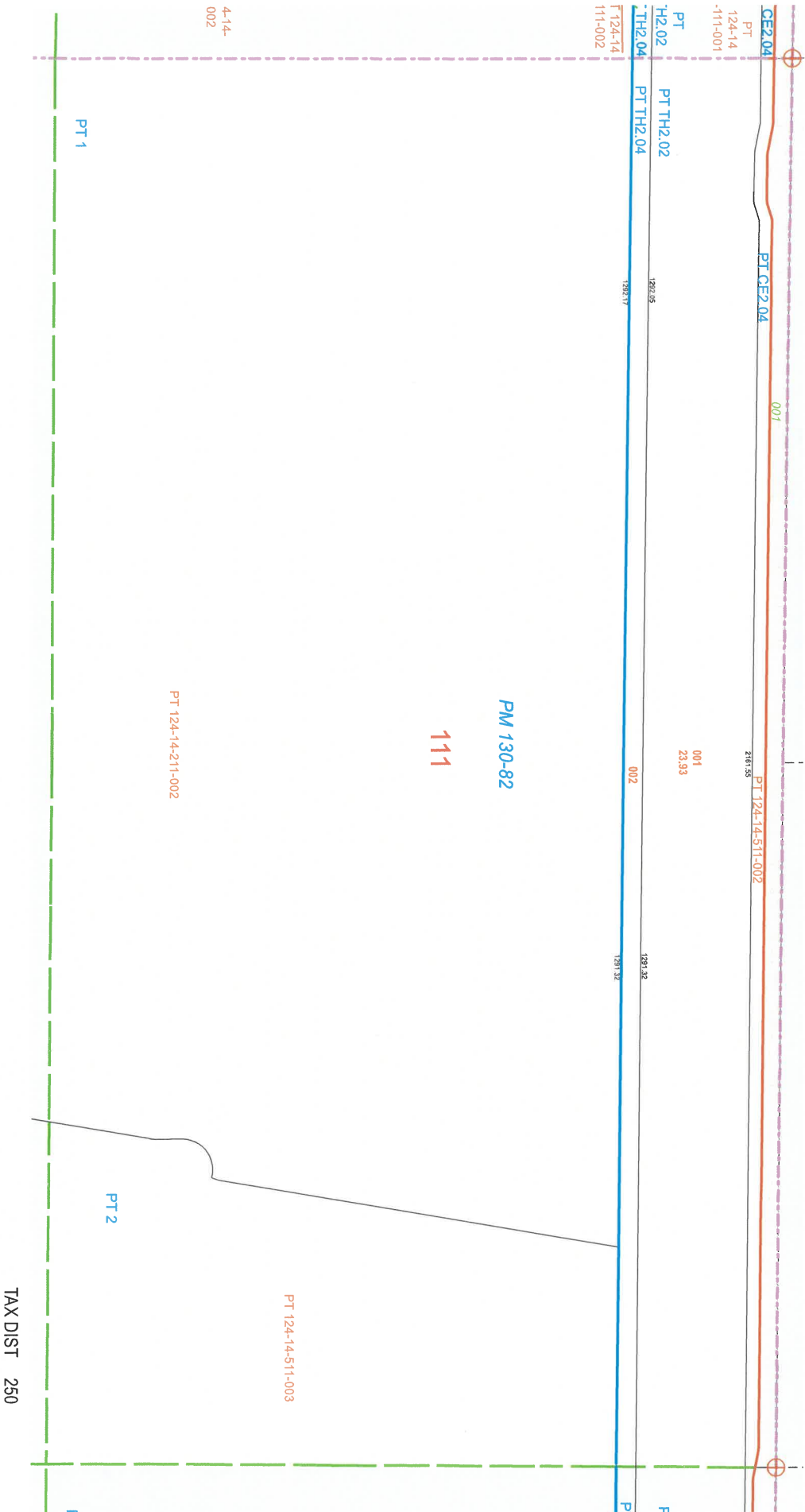
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SUB-BOUNDARY		AIR SPACE POL.	001	PARGEL NUMBER
PMLD BOUNDARY		RIGHT OF WAY POL.	1.00	ACREAGE
POLY EASEMENT		SUB-SURFACE POL.	202	PARGEL, SUBJECT NUMBER
HISTORIC LOT LINE			FB	PLAT RECORDING NUMBER
HISTORIC LOT BOUNDARY			5	LOT NUMBER
HISTORIC PMLD BOUNDARY			GL	GOV. LOT NUMBER
SECTION LINE				

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

Scale: 1" = 200'

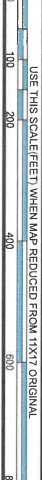
SEC.	14
Rev: 8/19/2024	

MAP		N2NW4	
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5	1	5	1
6	2	6	2
7	3	7	3
8	4	8	4
5	1	5	1



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



1. **100%** of the population is **100%** of the population.

100	101	10210
125	124	123
138	139	14014

Scale: 1" = 200'

0	4	0	4
5	1	5	1
6	2	6	2
7	3	7	3
8	4	8	4
5	1	5	1



Briana Johnson - Assessor

SEC. 14

124-14-2

211

PT 124-14-511-003

PT 124-14-511-003

TAX DIST 250

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

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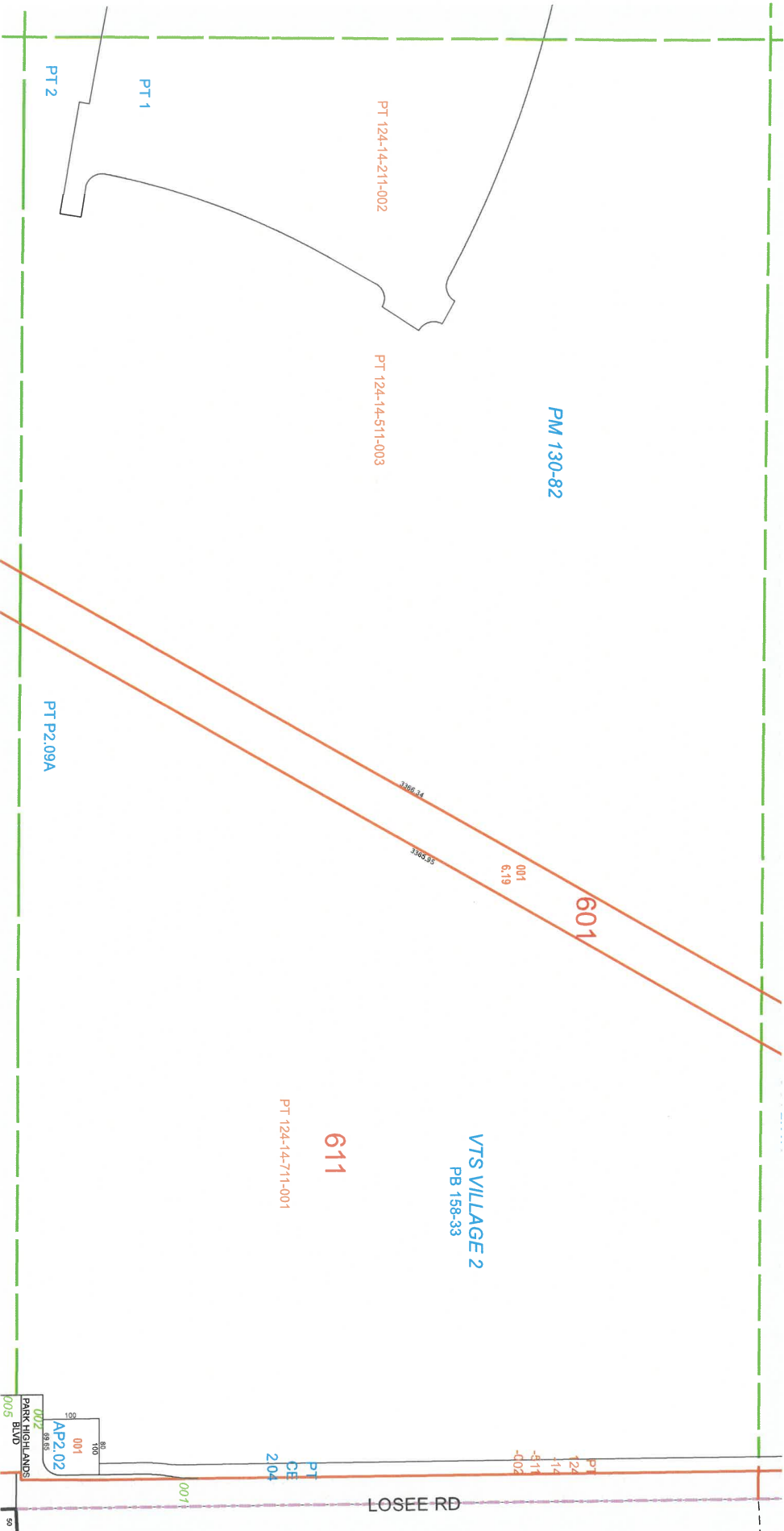
Briana Johnson - Assessor

PARCEL BOUNDARY	CONDOMINIUM UNIT	007 PARCEL NUMBER
SUB-BOUNDARY	AIR SPACE POL.	007 PARCEL NUMBER
PAID BOUNDARY	RIGHT OF WAY POL.	1,00 ACRES
PAID EASEMENT	SUB-SURFACE POL.	202 PARCEL, SUB/EG. NUMBER
HISTORIC LOT LINE		PLAT RECORDING NUMBER
HISTORIC SUB-BOUNDARY		5 BLOCK NUMBER
HISTORIC PAID BOUNDARY		1 LOT NUMBER
SECTION LINE		565 GOV. LOT NUMBER

Scale: 1" = 200'

6	5	4	3	2	1
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

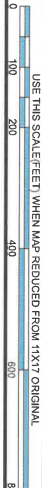
MAP		S2NE4	
8	4	8	4
5	1	5	1
6	2	6	2
7	3	7	3
8	4	8	4
5	1	5	1



TAX DIST 250

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.

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PARCEL BOUNDARY
SUB BOUNDARY
PMLD BOUNDARY
ROAD EASEMENT
MATCH / LEADER LINE
HISTORIC LOT LINE
HISTORIC SUB BOUNDARY
HISTORIC PMLD BOUNDARY
SECTION LINE

PARCEL BOUNDARY	CONDOMINIUM UNIT	007 PARCEL
PARCEL BOUNDARY	AIR SPACE POL	001 PARCEL NUMBER
MATCH /LENDER LINE	RIGHT OF WAY PCL	1.00 ACREAGE
HISTORIC LOT LINE	SUB-SURFACE PCL	202 PARCEL, SUB/SO NUMBER
HISTORIC PLD BOUNDARY		PB 24-45-PLAT/RECORDING NUMBER
SECTION LINE		5 BLOCK NUMBER
		6 LOT NUMBER
		56.5 GOV. LOT NUMBER

BOOK

T19S R61E

100	101	102
125	124	123
138	139	140

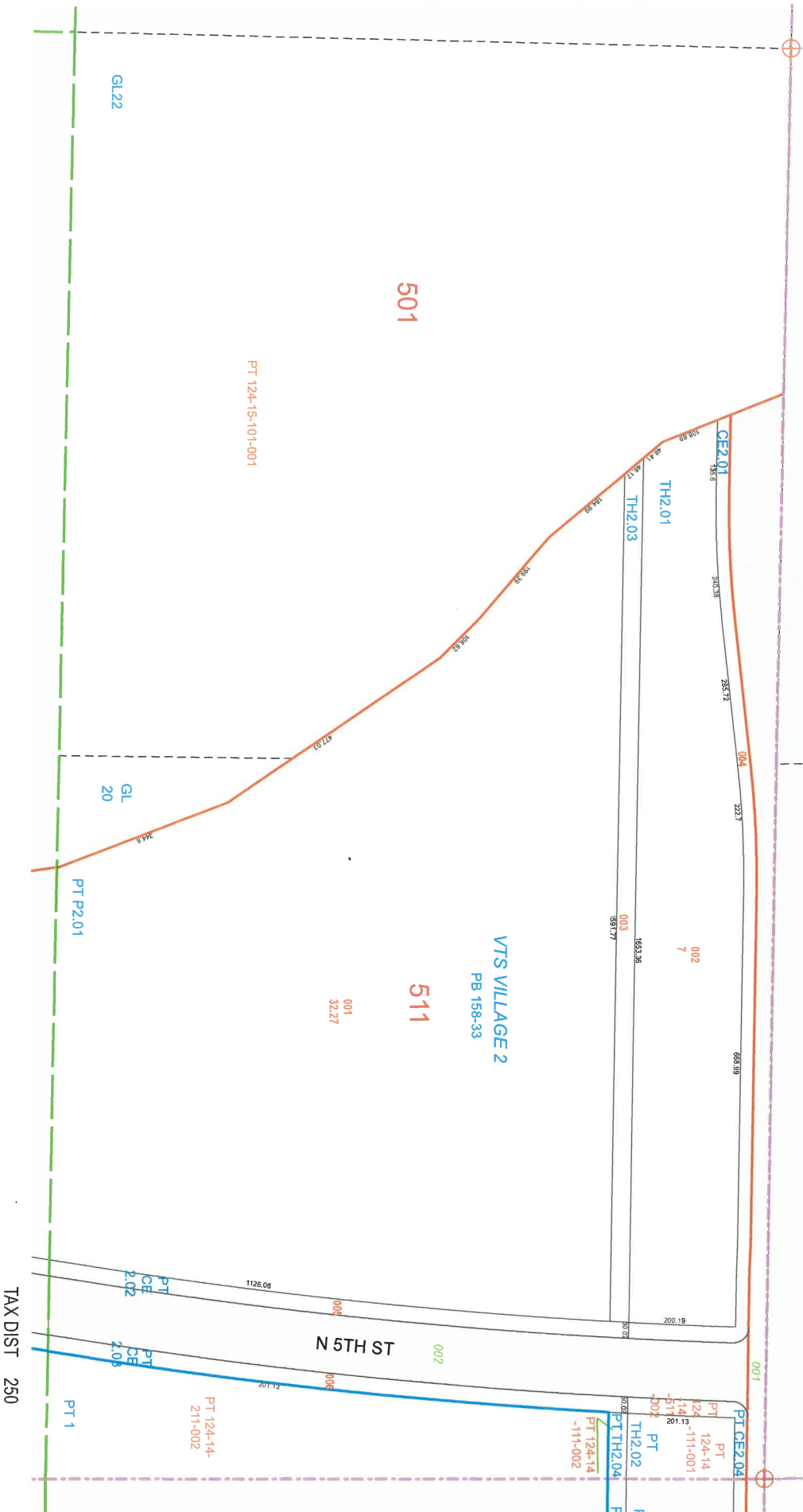
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SEC.	15				
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7	8	9	10	11	12
18	17	16	15	14	13
19	20	21	22	23	24
30	29	28	27	26	25
31	32	33	34	35	36

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



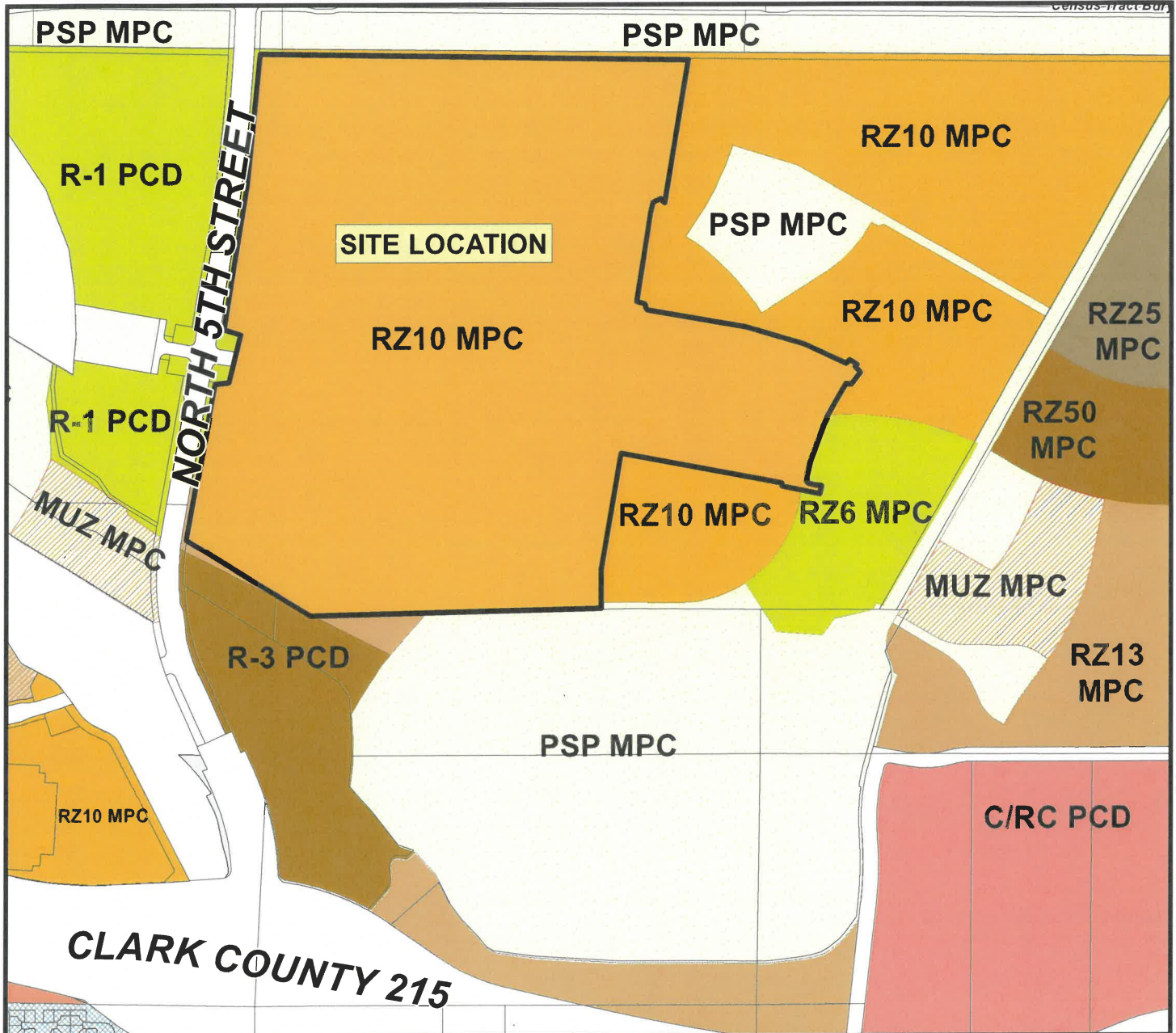
Briana Johnson - Assessor





THE CITY OF NORTH LAS VEGAS

Location & Zoning Map



0 150 300 600 900 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-14-2024

09/05/2024

