

CITY OF NORTH LAS VEGAS

INTEROFFICE MEMORANDUM

To: Bryan Saylor, Planner, Land Development & Community Services Dept.
From: Jimmy Love, Major Projects Coordinator, Department of Public Works
Subject: T-MAP-15-2024 **VTS Village 2 Parcel 2.09 & 2.10**
Date: March 11, 2025

In addition to the requirement to comply with the *City of North Las Vegas Municipal Code – Titles 15 and 16, NRS 278* and accepted *Clark County Area Uniform Standard Drawings*, the Department of Public Works recommends the following conditions of approval:

1. All known geologic hazards shall be shown on the preliminary development plan, tentative map and the civil improvement plans. Geological hazards such as fault lines or fissures affecting residential structures may substantially alter the tentative map layout and require the submission of a revised tentative map which must be approved by the City prior to final approval of the civil improvement plans. The footprint of proposed structures shall be plotted on all lots impacted by faults and/or fissures and a minimum width of five (5) feet shall be provided from the edge of any proposed structure to the nearest fault and/or fissure.
2. Approval of a drainage study is required prior to submittal of the civil improvement plans.
3. Approval of a traffic study is required prior to submittal of the civil improvement plans. Please contact Traffic Engineering at 633-2676 to request a scope.
4. The following off-site improvements must be complete prior to final inspection of the first home:
 - a. North 5th Street
 - b. Sandstone Ranch Parkway
 - c. Jasmine Hills St.
 - d. Mimosa Ridge Ave.
 - e. Sandstone Butte St.
5. Appropriate subdivision and/or parcel mapping is required to complete this project. All mapping shall be in compliance with NRS Chapter 278 and the *City of North Las Vegas Municipal Code* and associated Master Plans in effect at the time of subdivision and/or parcel map approval. Conformance may require modifications to the site.
6. Adjacent to all perimeter and internal streets, a five foot wide public utility easement shall be granted to accommodate dry utility appurtenances and fire hydrants.
7. All residential driveway geometrics shall be in compliance with the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 222.
8. Proposed residential driveway slopes shall not exceed twelve percent (12%).
9. Emergency access driveways shall be constructed per ***Clark County Area Uniform Standard Drawing*** No. 224.

10. All common elements shall be labeled and are to be maintained by the Home Owners Association.
11. The developer is required to grant any easements needed to construct the project.
12. Permanent structures can't be built over the existing BLM Grant N-36864.
13. The street names shall be in accordance with the North Las Vegas Street Naming and Address Assignment Standards, and must be approved by the City of Las Vegas Central Fire Alarm Office.
14. Prior to the installation of any subgrade street improvements, all required underground utilities (i.e. telephone, power, water, etc.) located within public rights-of-way, shall be extended a minimum of ten (10) feet beyond the project boundary.
15. All off-site improvements must be completed prior to final inspection of the first building.
16. All Nevada Energy easements, appurtenances, lines and poles must be shown and shall be located entirely within the perimeter landscape area of this development. Distribution lines, existing or proposed, shall be placed underground if impacted by the proposed development of the parcel or if the pole impedes upon the proper ADA clearances for sidewalk. Under no circumstances will new down guy wires be permitted.

Utilities – For information only:

- This project shall comply with the General Provisions and Conditions of the *City of North Las Vegas Water Service Rules and Regulations* and the *Design and Construction Standards for Wastewater Collection Systems*.
- Submittal of a Hydraulic Analysis per the *Uniform Design and Construction Standards (UDACS) for Potable Water Systems* is required and will be subject to the review and approval of the Utilities Department.

Jimmy Love

Digitally signed by Jimmy Love
DN: C=US,
E=jlovej@cityofnorthlasvegas.com, O=City
of North Las Vegas, OU=Development &
Flood Control, CN=Jimmy Love
Reason: I am the author of this document
Date: 2025.03.11 13:39:41-07'00'

Jimmy Love, Major Projects Coordinator
Department of Public Works

CITY OF NORTH LAS VEGAS

INTEROFFICE MEMORANDUM

To: Planning Commission
From: Rick Current, Fire Protection Specialist
Subject: T-MAP 15-2024 | Village 2 at Tule Springs parcels P2.09 & P2.10
Date: March 6, 2025

1. Approved secondary access for ingress shall be provided for 20 or more dwelling units, road(s) with dead ends or with a single point of access in excess of 600 feet, and for all commercial and industrial developments.
The lower secondary access cannot terminate into an open field/trail area of parcel 2.16.



Digitally signed by Rick Current
DN: C=US,
E=RickCurrent@cityofnorthlasvegas.com, O=City of
North Las Vegas, OU=Fire Prevention, CN=Rick
Current
Date: 2025.03.06 13:45:11-08'00'

Rick Current – Fire Prevention

September 17, 2024

City of North Las Vegas
Department of Planning and Zoning
2250 Las Vegas Boulevard
North Las Vegas, NV 89030

**Re: Villages at Tule Springs Village 2 – Parcel 2.09 & 2.10
Tentative Map Justification Letter
APN: 124-14-211-002**

To Whom it May Concern:

Westwood Professional Services, on behalf of the applicant, KB Home respectfully submits this justification letter in support of the Tentative Map (TM) for Parcels 2.09 & 2.10 of The Villages at Tule Springs – Village 2. The subject parcel is generally located north of I-215 and North 5th Street in North Las Vegas, Nevada. The proposed development consists of approximately 21.33 +/- acres with a 178-lot single-family residential subdivision, which results in a density of 8.34 dwelling units per acre.

The proposed subdivision will have two different product sizes with a typical lot size of 35-ft x 98-ft and an alley loaded green court product with a lot size of 35-ft x 74-ft. There will be a single non-gated entry and secondary emergency access. The proposed site meets the development standards set forth by the Second Amended and Restated Development Agreement for The Villages at Tule Springs this year via land use application (DA-03-2024). These parcels are currently going through the Property Reclassification process (ZN-14-2024) with City of North Las Vegas. We understand this Tentative Map is contingent on the Property Reclassification being approved and adopted by City of North Las Vegas.

KB Home looks forward to the development of this site within the City of North Las Vegas. This project will provide a good fit with the land use, character and development within the Planned Community Development District of The Villages at Tule Springs.

Should you have any questions or wish to discuss this request further, please feel free to contact me at (702) 284-5300.

Sincerely,
WESTWOOD PROFESSIONAL SERVICES



Jon Poll,
Market Lead, Single Family

Cc: Duane McNelly – KB Home
Roxanne Leigh – Westwood Professional Services

A SINGLE FAMILY PROJECT LOCATED IN
THE CITY OF NORTH LAS VEGAS, NEVADA
APN 124-14-211-002



FOR

APN 124-14-211-002

PARKING ANALYSIS	
NO OF UNITS	178
SMALL-UNIT DWELLING	2.0 RESIDENTIAL SPACES PER UNIT = 366
TOTAL REDUCED PARKING SPACES	306
2.0 RESIDENTIAL SPACES PER UNIT	356
2.0 RESIDENTIAL SPACES PER	318
CONVENT	
ONE-SIDE PARKING	97
TOTAL PARKING SPACES PROVIDED	771

SITE DATA	
DATE: 02/15/2010	124-1-171-002
WT. (KG):	2.133 (0.052)
CURRENT DENSE:	0.12 (0.03)
TOTAL LIT COUNT:	178
TOTAL DENSITY:	0.34 (0.062)
NO. OF COMB. ELEMENTS:	21
MINIMUM OF 50%:	2.085 g (0.075 oz) (0.36-07-00)
MINIMUM OF 50%:	5.543 g (0.124 lb)
MINIMUM OF 50%:	3.816 g
OPEN SPACE PROPORTION:	13.50% (0.05 of mass)
OPEN SPACE PROPORTION:	1.075 (0.040 of vol)
OPEN SPACE PROPORTION:	21.66%

NOTE

THE WARNING SETBACK PROGRAM MUST BE USED, PER THE VALUES AT RISK SPURNS DEVELOPMENT STANDARDS

LEGAL DESCRIPTION

BENCHMARK

PER THE CITY OF NORTH LAS VEGAS VERTICAL CONTROL

BASIS OF BEARING

NORTH OF LAS VEGAS, NEAR THE BLISSING OF THE EAST END OF THE NORTH QUARTER (NE 1/4) OF SECTION 14, TOWNSHIP 19 SOUTH, RANGE 31 EAST, N.D.M., CITY OF NORTH LAS VEGAS, CLARK COUNTY, NEVADA, AS SHOWN BY MAP THEREON IN BOOK 15A, PAGE 33 OF PLATS IN THE CLARK COUNTY RECORDS' OFFICE, NEVADA.

NOTES:

1. THERE ARE NO OBSTACLES, HAZARDS OR OTHER MATTERS THAT MAY ARISE FROM THE PROPOSED PROJECT.
2. THERE ARE NO SIGNIFICANT COMMUNITARIAN, ETHNIC, OR RACIAL CONCERNS.
3. THERE WILL BE A HIGH AND CORRECT EVALUATION FOR THIS PROJECT.
4. LABORATORY EVALUATIONS AND COMPLEX EVALUATIONS WILL BE CONDUCTED BY THE PROJECT TEAM.
5. THE SITE LOCATIONS ARE LESS THAN ONE STREET DISTANCE WILL BE TYPICALLY BE LESS THAN SIX FEET.
6. THE PROJECT TEAM WILL BE GRANTED AN EXCLUSIVE PERIOD OF TIME TO COMPLETE THE PROJECT.
7. THE FINAL USE OF THE PROJECT WILL BE DETERMINED BY THE PROJECT TEAM.
8. THE PROJECT WILL BE DETERMINED BY THE PROJECT TEAM.
9. THE PROJECT WILL BE DETERMINED BY THE PROJECT TEAM.
10. THE PROJECT WILL BE DETERMINED BY THE PROJECT TEAM.
11. THE PROJECT WILL BE DETERMINED BY THE PROJECT TEAM.

UTILITY SERVICES BY

SEWER
SOLID WASTE:
POWER:
TELEPHONE:
NATURAL GAS:
CITY OF NORTH LAS VEGAS
REPUBLIC SERVICES OF SOUTHERN NEVADA
NV DIRECT
CENTRALINK
SOUTHWEST GAS COMPANY

ESTIMATED AVERAGE DAILY SEWER CONTRIBUTIONS

1/18 CMC'S X 250 GPD/UNIT'S = 45,500 GPD
TOTAL AVERAGE CONTRIBUTION = 44,500 GPD = 0.045 MGD
TOTAL PEAK FLOW = 0.045 MGD X 3.56 (PEAK FACTOR) = 0.161 MGD

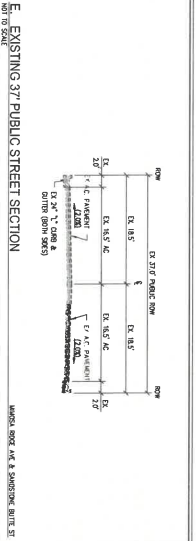
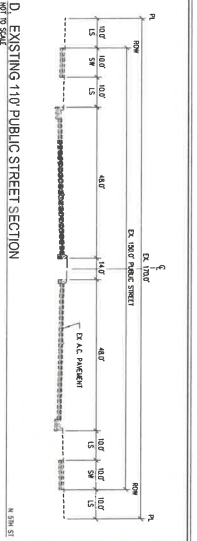
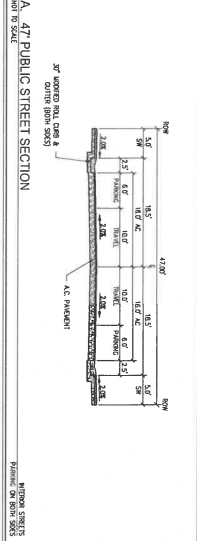
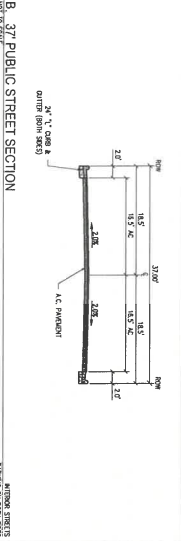
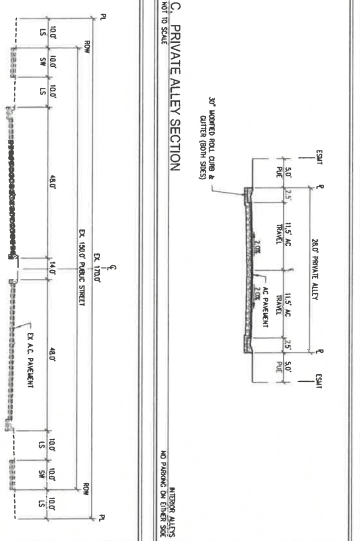
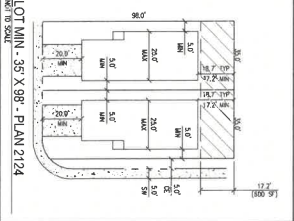
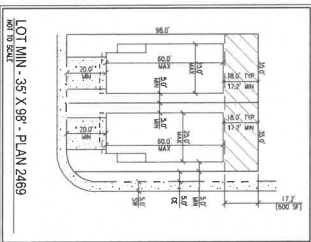
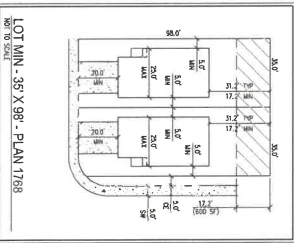
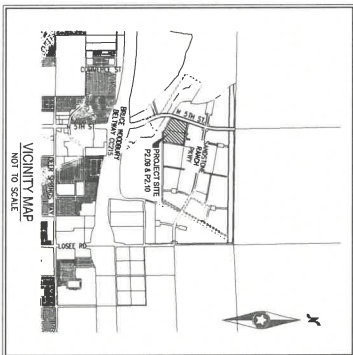
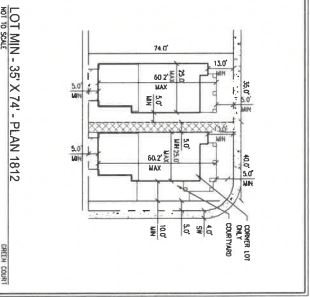
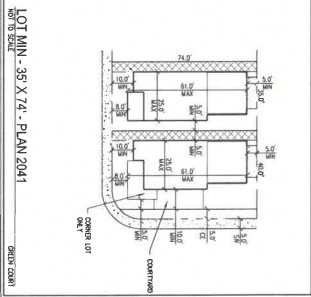
OWNER INFORMATION
 PAVING, OAK, 55R BULE SPRING, LA 2, CHRYSLER LLC
 C/O PAVING, OAK, 55R BULE SPRING, LA 2, CHRYSLER LLC
 1500 PAVING, OAK, 55R BULE SPRING, LA 2, CHRYSLER LLC
 05514 PAVING, OAK, 55R BULE SPRING, LA 2, CHRYSLER LLC
 PH: (408) 212-1700
 CONTACT: PAVING, OAK, 55R BULE SPRING, LA 2, CHRYSLER LLC

DEVELOPER INFORMATION
 881 HEDLEY, LAS VEGAS, NV, 89115
 5750 BUCKLEY AVE., SUITE 100
 LAS VEGAS, NV 89115
 PH: 702-366-4400
 CONTACT: PAVING, OAK, 55R BULE SPRING, LA 2, CHRYSLER LLC
 PAVING, OAK, 55R BULE SPRING, LA 2, CHRYSLER LLC

ENGINEER INFORMATION

ENGINEER INFORMATION

WESTWOOD PS
5725 W. BROADWAY AVE. SUITE 100
LAS VEGAS, NV 89118
PH: (702) 784-5300
CONTACT: TERRY STECKHAW
TERRY@STECKHAWENGINEERS.COM



Revised
03/06/2025 8:21:14 AM
T-MAP-15-2024



Real Property Management
1180 Military Tribute Place
Henderson, NV 89074

School Development Tracking Form

<http://facilities.ccsd.net/departments/real-property-management/>

Date Filed 03/05/2025 Application Number T-MAP-15-2024 Entity NLV

Company Name KB Home

Contact Name _____

Contact Mailing Address _____

City _____ State _____ Zip Code _____

Phone (702)266-8433 Email _____

Project Name VTs Village 2- Parcel 2.09/2.10

Project Description Development of 178 lot single-family residential subdivision
Located on North 5th & I-215
21.33 gross acres

APN's 124-14-211-002

Student Yield	Elementary School	Middle School	High School
Single-Family Units (1) 178	x 0.137 = 25	x 0.078 = 14	x 0.125 = 23
Multi-Family Units (2)	x 0.120 = 0	x 0.060 = 0	x 0.078 = 0
Resort Condo Units (3)			
Total	25	14	23

(1) Single Family unit is defined as single family detached home, mobile home, and townhouse.

(2) Multi-Family unit is defined as apartment, multiplexes, and condominiums.

(3) Resort Condominium units for tracking purposes only.

* To be completed by CCSD

Schools Serving the Area*					
Name	Address	Grade	Capacity	Enrollment	Site Date
Hayden, Don E. ES	150 West Rome Boulevard	K-5	658	779	02/03/25
Duncan, Ruby ES	250 West Rome Boulevard	K-5	629	743	02/03/25
Cram, Brian & Teri MS	1900 West Deersprings Way	6-8	1514	1428	02/03/25
Legacy HS	150 W Deersprings Way	9-12	2477	2611	02/03/25

* **CCSD Comments** Hayden, Don E. ES, Duncan, Ruby ES, & Legacy HS are over program capacity for the 2024-2025 school year. Hayden, Don E. ES is 118.39% over program capacity, Duncan, Ruby ES is 118.12% over program capacity, & Legacy HS is 105.41% over program capacity.

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

BOOK

T19S R61E

SEC.

14

MAP

N 2 SW 4

124-14-3

CLARK COUNTY
NEVADA

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

PMLD 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.

001 ROAD PARCEL NUMBER

001 PARCEL NUMBER

1.00 ACREAGE

202 PARCEL SUBSEQ NUMBER

FR 24-4-5 PLAT RECORDING NUMBER

5 BLOCK NUMBER

5 LOT NUMBER

GLS GOV LOT NUMBER

Scale: 1" = 200'

Rev: 8/19/2024

The map displays two main parcels: PM 130-82 (blue text) and 301 (red text). Parcel PM 130-82 is located in the upper right and contains points PT 124-14-211-002 and PT 124-14-511-003. Parcel 301 is a large central area. To the left of parcel 301 is VTS VILLAGE 2 (blue text) with points PT P2.19 and PT 124-14-411-002. The map includes a north arrow, a scale bar (0 to 800 feet), and a legend. Various boundary lines are shown in different colors and styles, including parcel, sub, PMLD, road easement, match/leader, historic lot, historic sub, and section lines. Points PT 1 and PT 2 are marked on the eastern boundary of parcel 301. The map is bounded by a green dashed line on the left and a green solid line on the right.

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

100 200 400 600 800



Briana Johnson - Assessor

5 LOT NUMBER
GL5 GOV. LOT NUMBER

Scale: 1" = 200'

Rev: 8/19/2024

5	0
1	4
5	0
1	4



211

002
167.51

PT 124-14-511-003

PT 124-14-511-003

TAX DIST 250

This map is for assessment use only and does NOT represent a survey.
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USE THIS SCALE(FREEN) WHEN MAP REDUCED FROM 11X17 ORIGINAL.

MAP LEGEND

- PARCEL BOUNDARY
- SUB BOUNDARY
- PMLD 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
- 001 ROAD PARCEL NUMBER
- 001 PARCEL NUMBER
- 1.00 ACREAGE
- 202 PARCEL SUBSECO 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.
15

MAP
N 2 NE 4

124-15-5

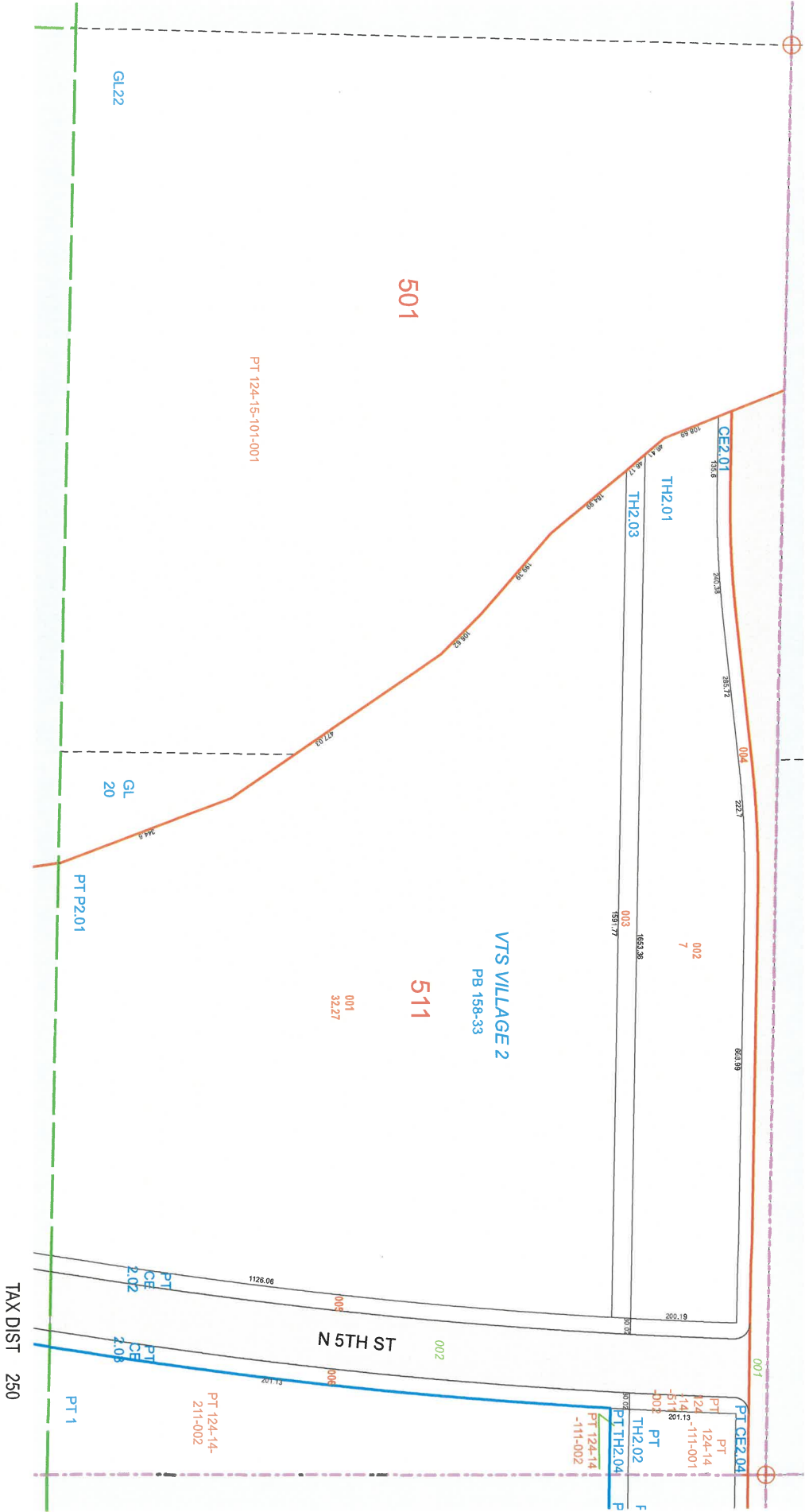
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138	139	140

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6	7	8	9	10
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26	27	28	29	30



Scale: 1" = 200'

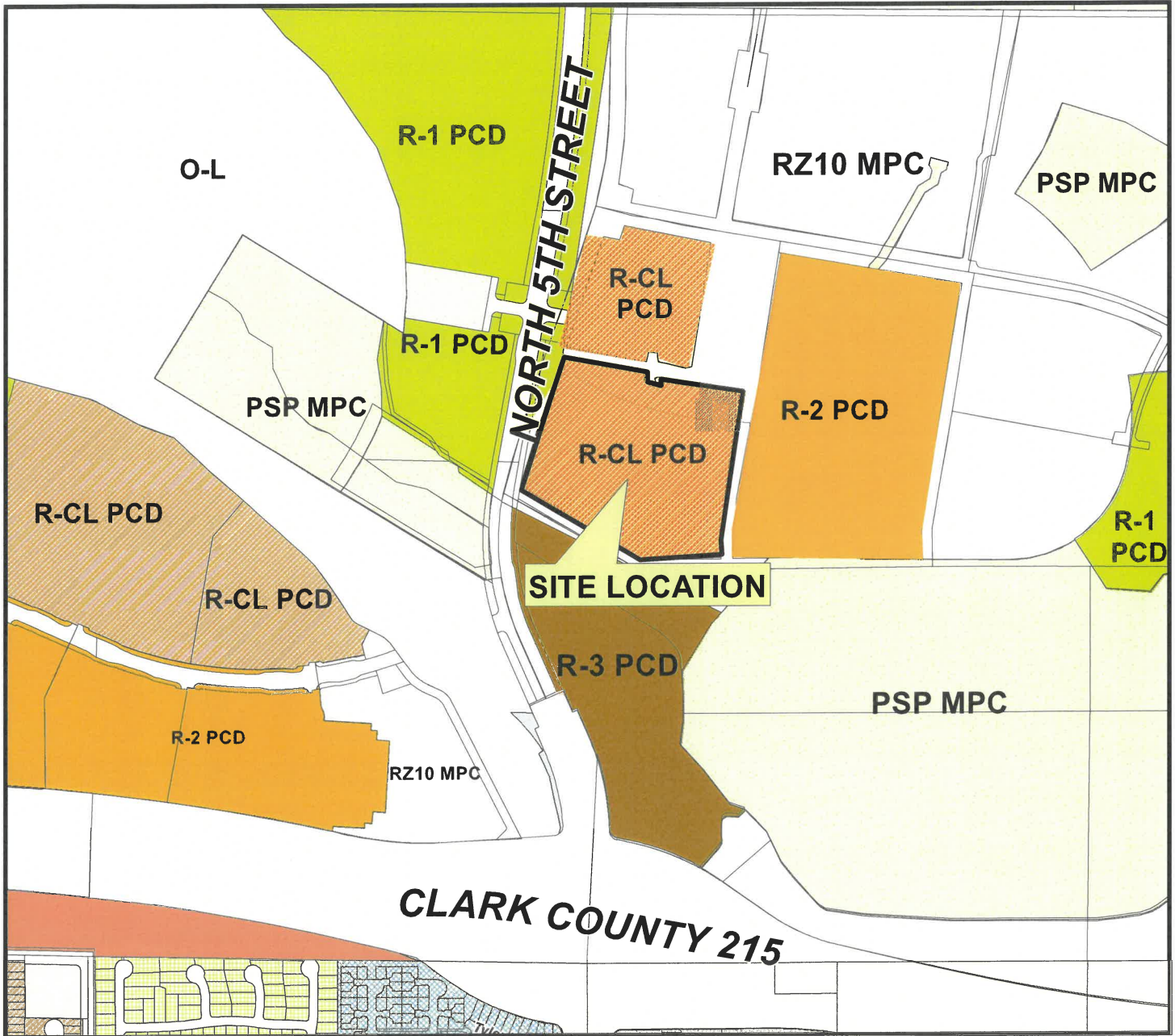
Rev: 8/19/2024





THE CITY OF NORTH LAS VEGAS

Location & Zoning Map



Applicant: KB Home

Application Type: Tentative Map

Request: To Allow a 178-Lot, Single-Family Residential Subdivision

Project Info: East of North 5th Street Approximately 1,500 Feet North of the Intersection of Clark County 215 and North 5th Street

Case Number: T-MAP-15-2024

02/19/2025