

# CITY OF NORTH LAS VEGAS

## INTEROFFICE MEMORANDUM

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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 5<sup>th</sup> 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'

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Jimmy Love, Major Projects Coordinator  
Department of Public Works

**CITY OF NORTH LAS VEGAS**  
**INTEROFFICE MEMORANDUM**

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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=CurrentR@cityofnorthlasvegas.com, O=City of  
North Las Vegas, OU=Fire Prevention, CN=Rick  
Current  
Date: 2025.03.06 13:45:11-08'00'

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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 5<sup>th</sup> 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







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
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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)			
<b>Total</b>	<b>25</b>	<b>14</b>	<b>23</b>

(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.
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**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.

**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
PM/LD BOUNDARY	RIGHT OF WAY PCL	100 ACREAGE
ROAD EASEMENT	SUB-SURFACE PCL	202 PARCEL SUBSEQ NUMBER
MATCH / LEADER LINE	HISTORIC SUB BOUNDARY	Pg 24-5 PLAT RECORDING NUMBER
HISTORIC LOT LINE	HISTORIC PM/LD BOUNDARY	5 BLOCK NUMBER
HISTORIC SUB BOUNDARY	SECTION LINE	5 LOT NUMBER

CL5 GOV. LOT NUMBER

**BOOK**

T19S R61E	100	101	10216
	125	124	123
	138	139	14014

Scale: 1" = 200'

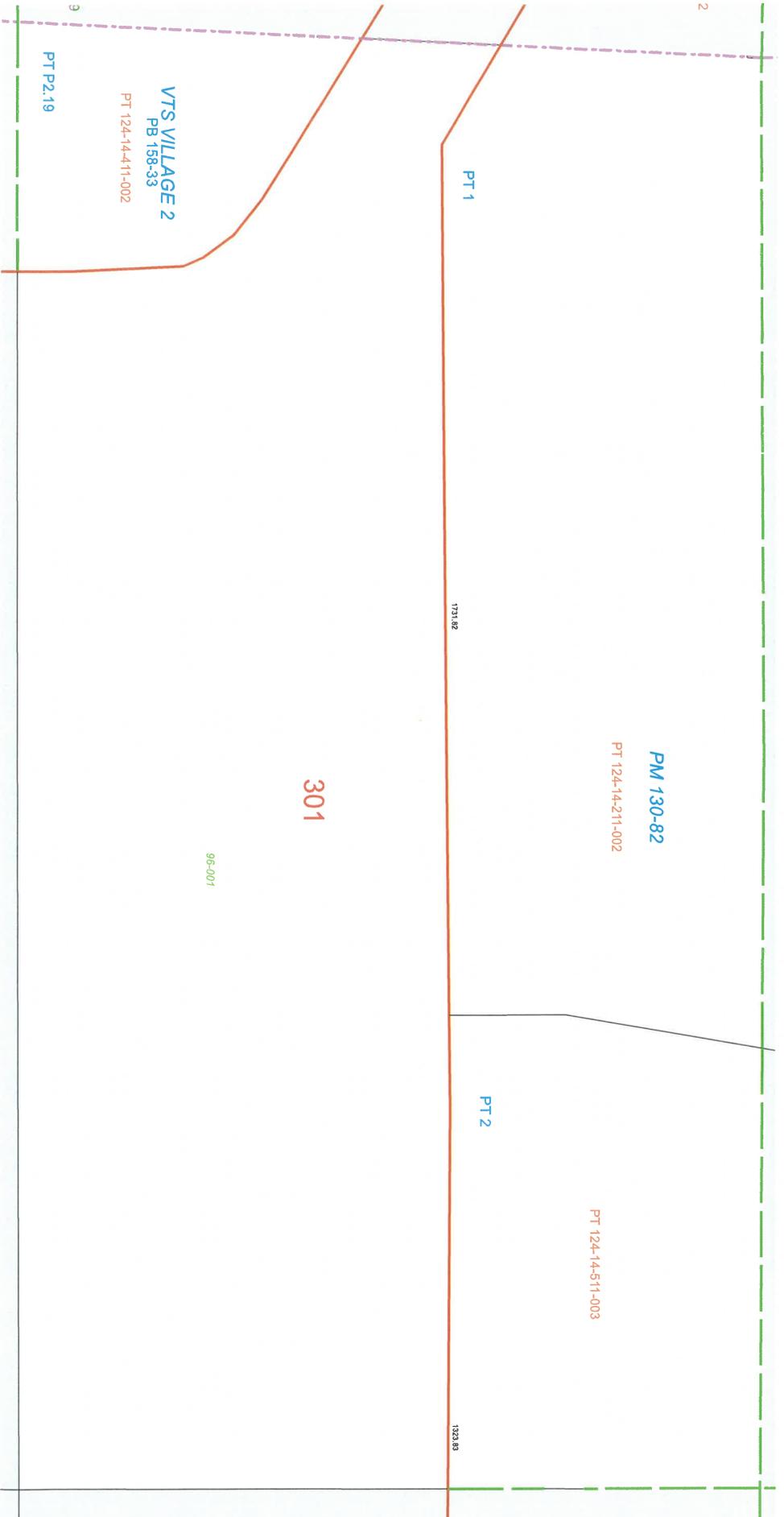
**SEC.**

14
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Rev: 8/19/2024

**MAP**

N 2 SW 4	8	4	8	4
	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(EVEN WHEN MAP REDUCED FROM TEXT ORIGINAL)

**MAP LEGEND**

	PARCEL BOUNDARY		CONDOMINIUM UNIT
	SUB BOUNDARY		AIR SPACE PCL
	PAVLD BOUNDARY		RIGHT OF WAY PCL
	ROAD EASEMENT		SUB-SURFACE PCL
	MATCH / LEADER LINE		202 PARCEL SUBSECO NUMBER
	HISTORIC LOT LINE		PB 24-6 PLAT RECORDING NUMBER
	HISTORIC SUB BOUNDARY		5 LOT NUMBER
	HISTORIC PAVLD BOUNDARY		5 LOT NUMBER
	SECTION LINE		GLS GOV. LOT NUMBER

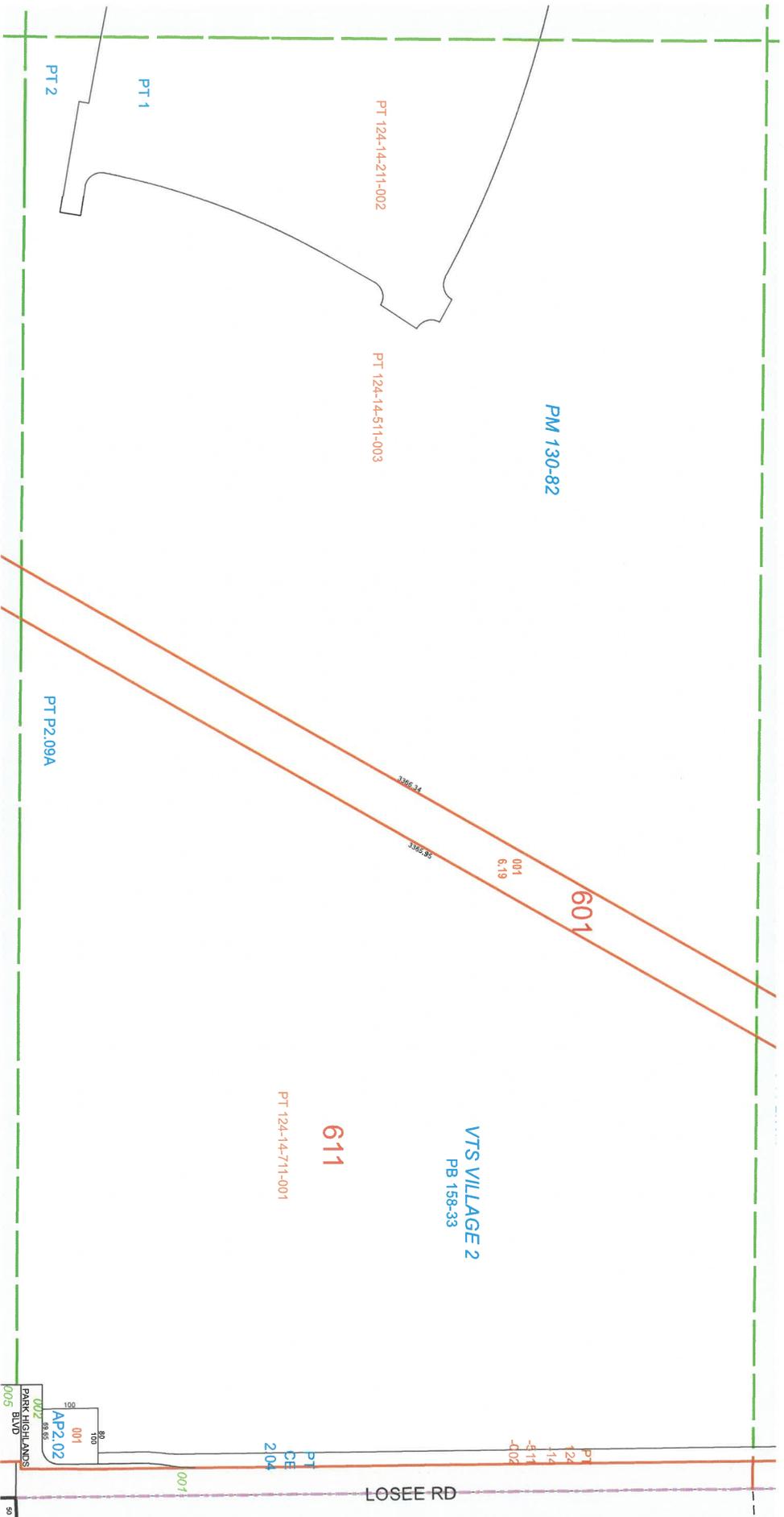
**ASSESSOR'S PARCELS - CLARK COUNTY, NV.**  
**Briana Johnson - Assessor**

BOOK	T19S R61E		SEC.	14		MAP	S 2 NE 4	
100	101	102 10	6	5	4	3	2	1
125	124	123 12	7	8	9	10	11	12
138	139	140 14	13	14	15	16	17	18
			19	20	21	22	23	24
			25	26	27	28	29	30
			31	32	33	34	35	36

Scale: 1" = 200'

Rev: 8/19/2024

124-14-6
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USE THIS SCALE(FEET) WHEN MAP REDUCED FROM 11X17 ORIGINAL.

0 100 200 400 600 800

**MAP LEGEND**

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

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

**BOOK** T19S R6E1E

100	101	102
125	124	123
138	139	140

**Scale: 1" = 200'**

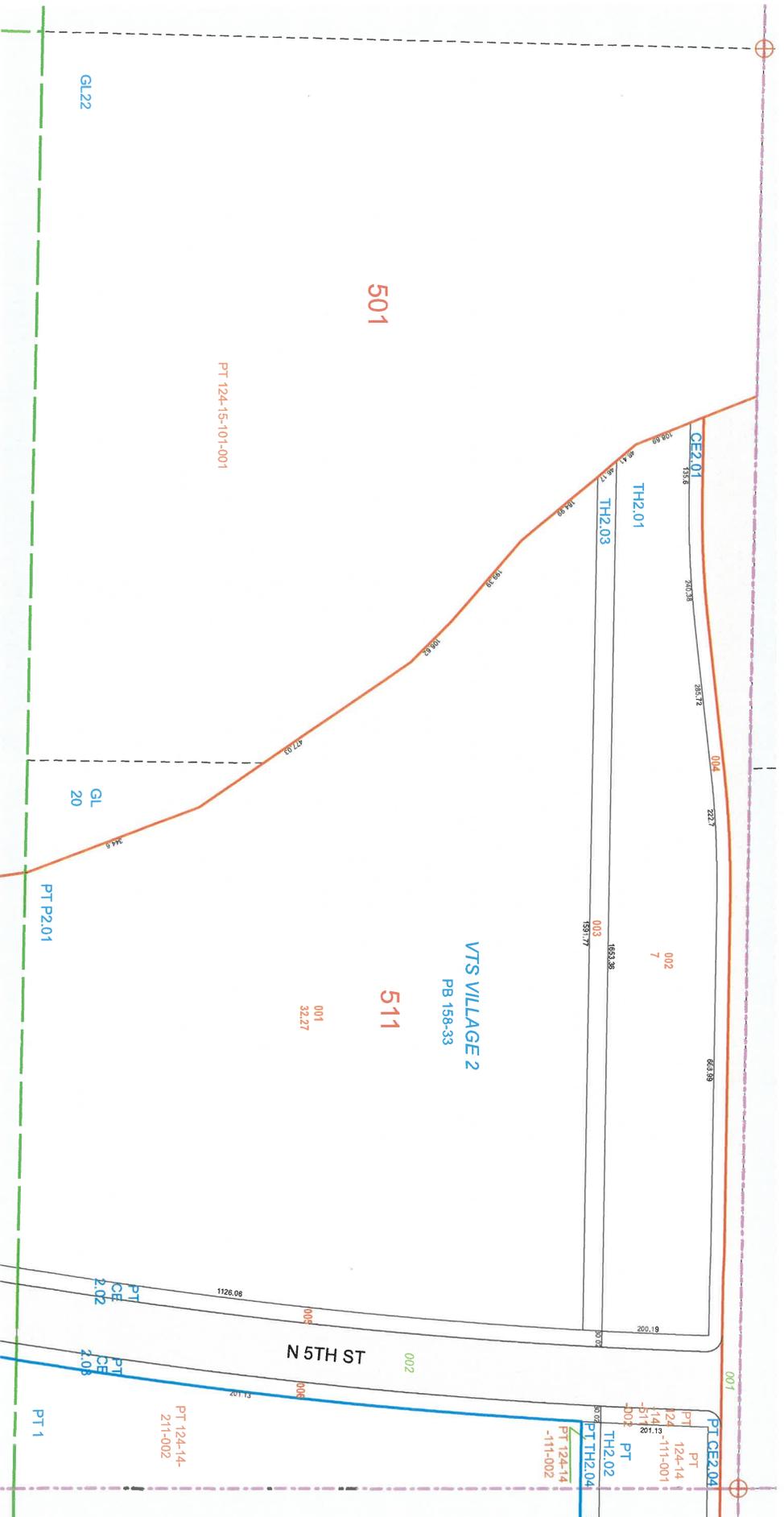
**Rev: 8/19/2024**

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

**SEC.** 15

**MAP** N 2 NE 4

**124-15-5**

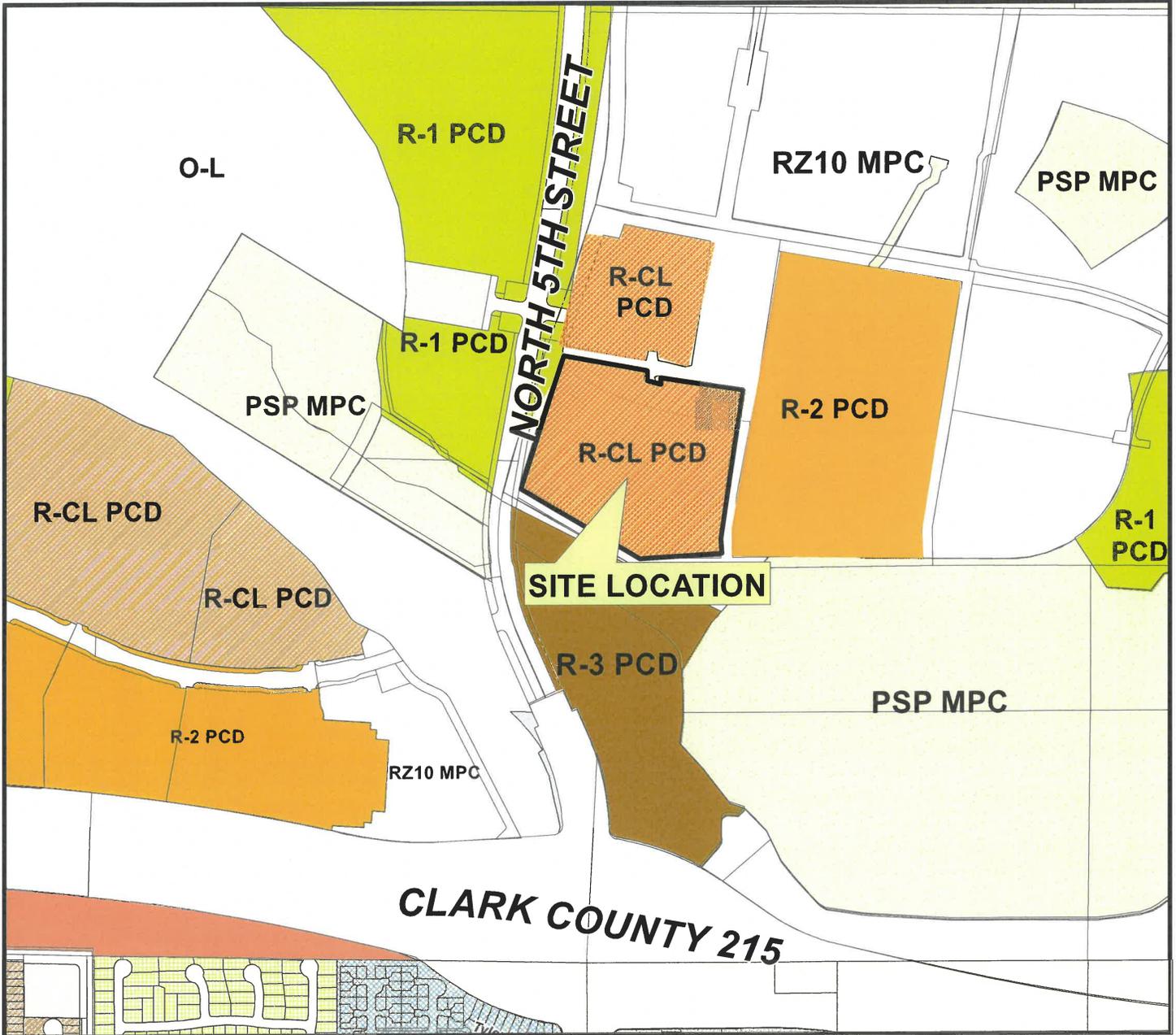


TAX DIST 250



# 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