

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.**

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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



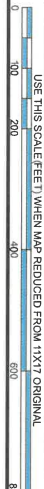
Robert J. Gronauer

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.

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.



LINE	DESCRIPTION	UNIT	AMOUNT
001	PARCEL BOUNDARY	CONDOMINIUM UNIT	007
002	PARCEL BOUNDARY	AIR SPACE POL	001
003	ROAD EASEMENT	RIGHT OF WAY POL	100
004	MATCH / LEADER LINE	SUB-SURFACE POL	001
005	HISTORIC LOT LINE		
006	HISTORIC SUB BOUNDARY		
007	HISTORIC PLUID BOUNDARY		
008	SECTION LINE		
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BOOK
T19S R61E

MAP
N2SW4

124-14-3

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7	8	0	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

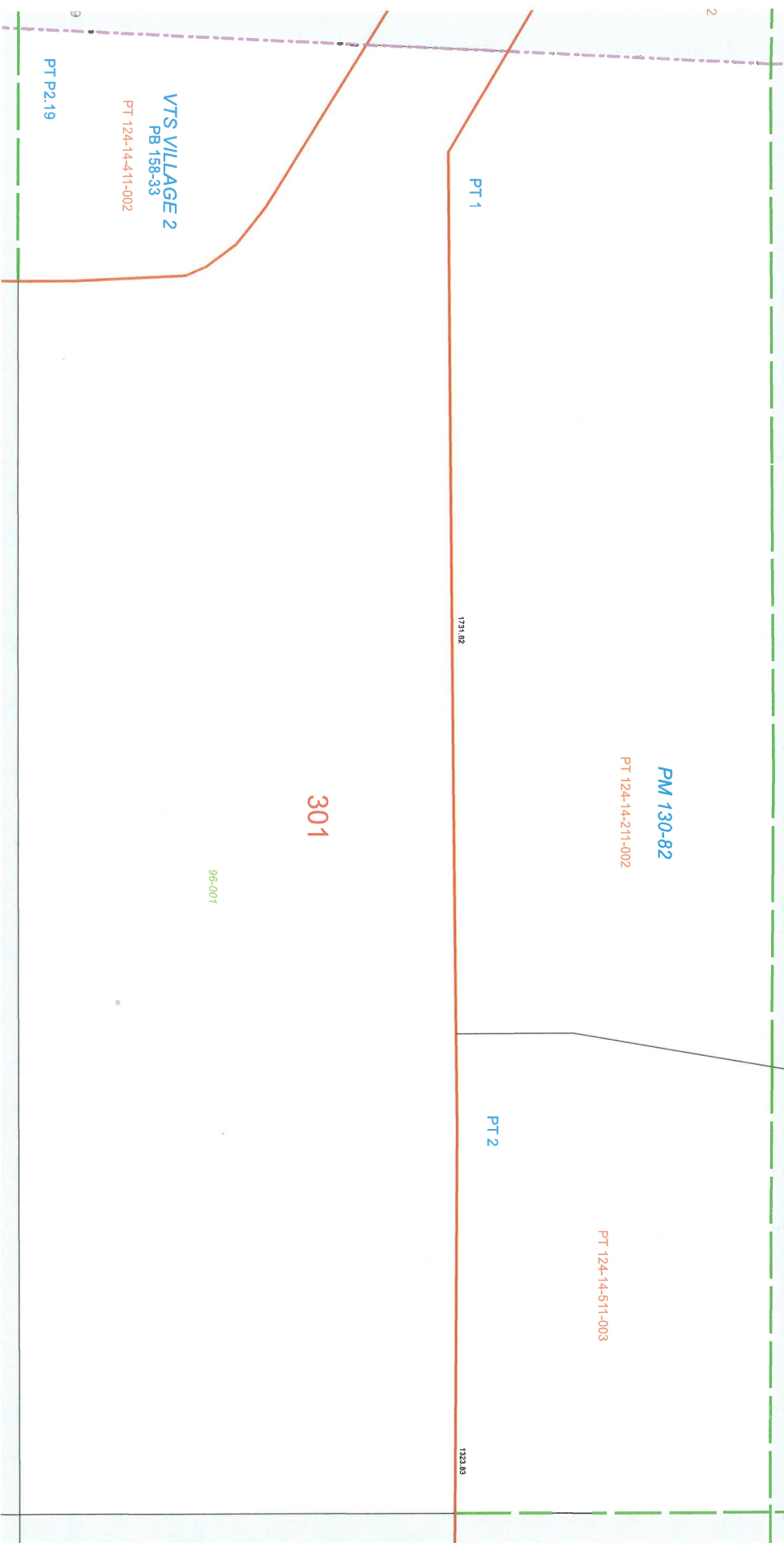
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Scale: 1" = 200'

Rev: 8/19/2024

5 1 5 1



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



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20	29
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35	36

MAP		N 2 NW 4	
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6	2	6	2
7	3	7	3
8	4	8	4
5	1	5	1



Briana Johnson - Assessor




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

124-14-2

14

S 2 NW 4



NOTES

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MAP LEGEND

PARCEL BOUNDARY

SUB BOUNDARY

PM/D BOUNDARY

ROAD EASEMENT

MATCH / LEADER LINE

HISTORIC LOT LINE

HISTORIC SUB BOUNDARY

HISTORIC PM/D 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 SUB/SEQ NUMBER

5 BLOCK NUMBER

5 LOT NUMBER

5 LOT NUMBER

Scale: 1" = 200'

Rev: 8/19/2024

BOOK

T19S R61E

100 101 10210

125 124 123

138 139 14014

SEC.

14

8 4 8 4

5 1 5 1

6 2 6 2

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8 4 8 4

MAP

S 2 NW 4

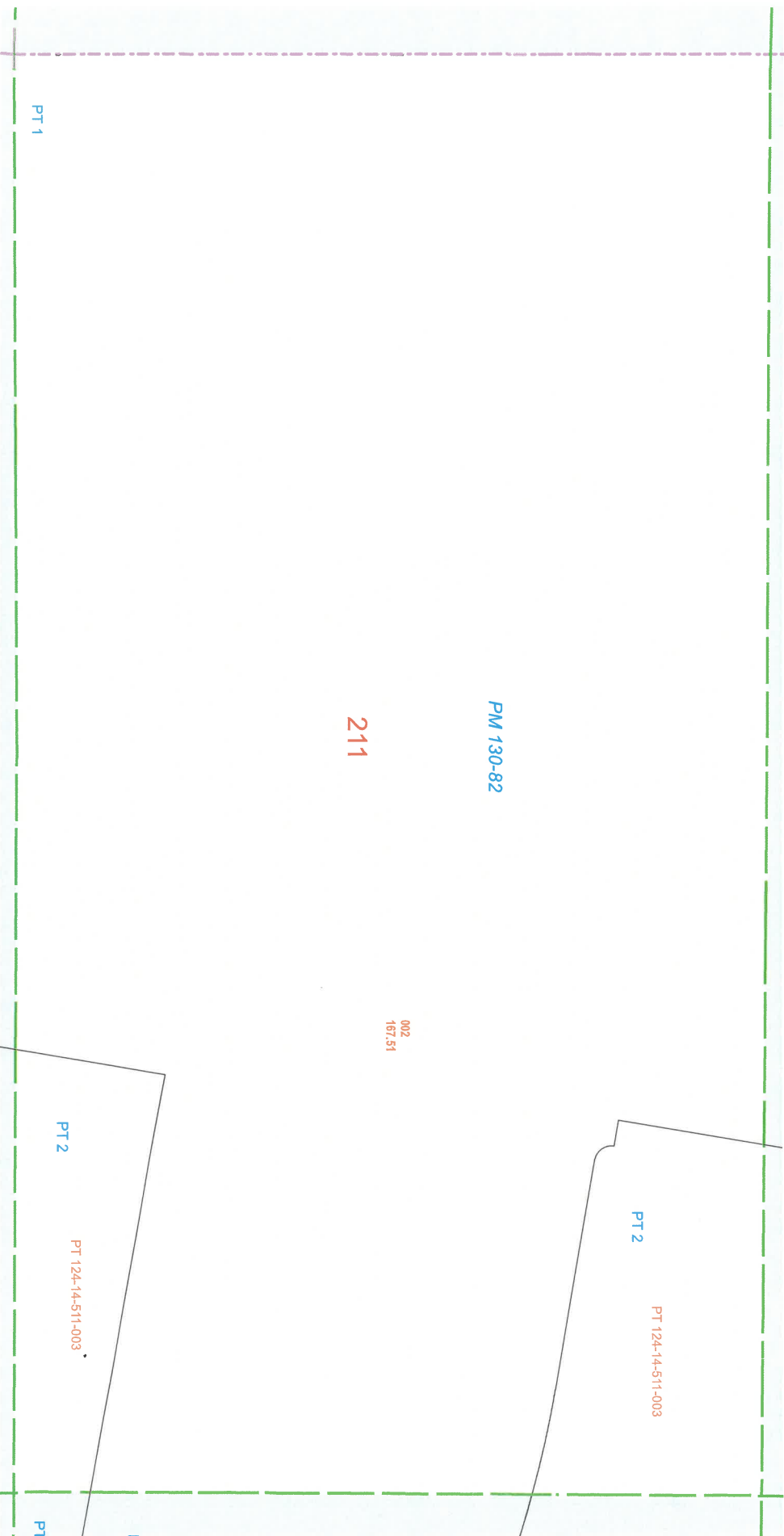
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6 2 6 2

7 3 7 3

8 4 8 4



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

124-14-6

14

S 2 NE 4

CLARK COUNTY
NEVADA

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0 100 200 400 600 800

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

MAP LEGEND

PARGEL BOUNDARY

SUB BOUNDARY

PWLD BOUNDARY

ROAD EASEMENT

MATCH / LEADER LINE

HISTORIC LOT LINE

HISTORIC SUB BOUNDARY

HISTORIC PWLD 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 2445 PLAT RECORDING NUMBER

5 LOT NUMBER

5 BLOCK NUMBER

GLS GOV LOT NUMBER

BOOK

T19S R61E

100 101 102 10

125 124 123 12

138 139 140 14

SEC.

14

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

MAP

S 2 NE 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

Rev: 8/19/2024

Scale: 1" = 200'

The map displays several land parcels and points of interest. Key features include:

- PM 130-82**: A large parcel area in the upper right.
- VTS VILLAGE 2**: A parcel area in the lower right, with **PB 158-33** noted below it.
- 601** and **611**: Large numbers indicating parcel or lot identifiers.
- Points (PT 1, PT 2, etc.)**: Specific locations marked on the map boundaries.
- Boundaries**: Various colored lines (green, orange, blue) representing different types of boundaries as defined in the legend.
- Scale and Orientation**: A scale bar at the top right indicates distances from 0 to 800 feet. A north arrow is also present.
- Other Labels**: **LOSEE RD** is labeled at the bottom. **PARK HIGHLANDS** is noted near the bottom left corner.

TAX DIST 250

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MAP LEGEND

- PARCEL BOUNDARY
- SUB BOUNDARY
- PMLD 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
- 007 ROAD PARCEL NUMBER
- 001 PARCEL NUMBER
- 1.00 ACREAGE
- 202 PARCEL SUBSEQ NUMBER
- FB 24-43 PLAT RECORDING 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

100	101	102
125	124	123
138	139	140

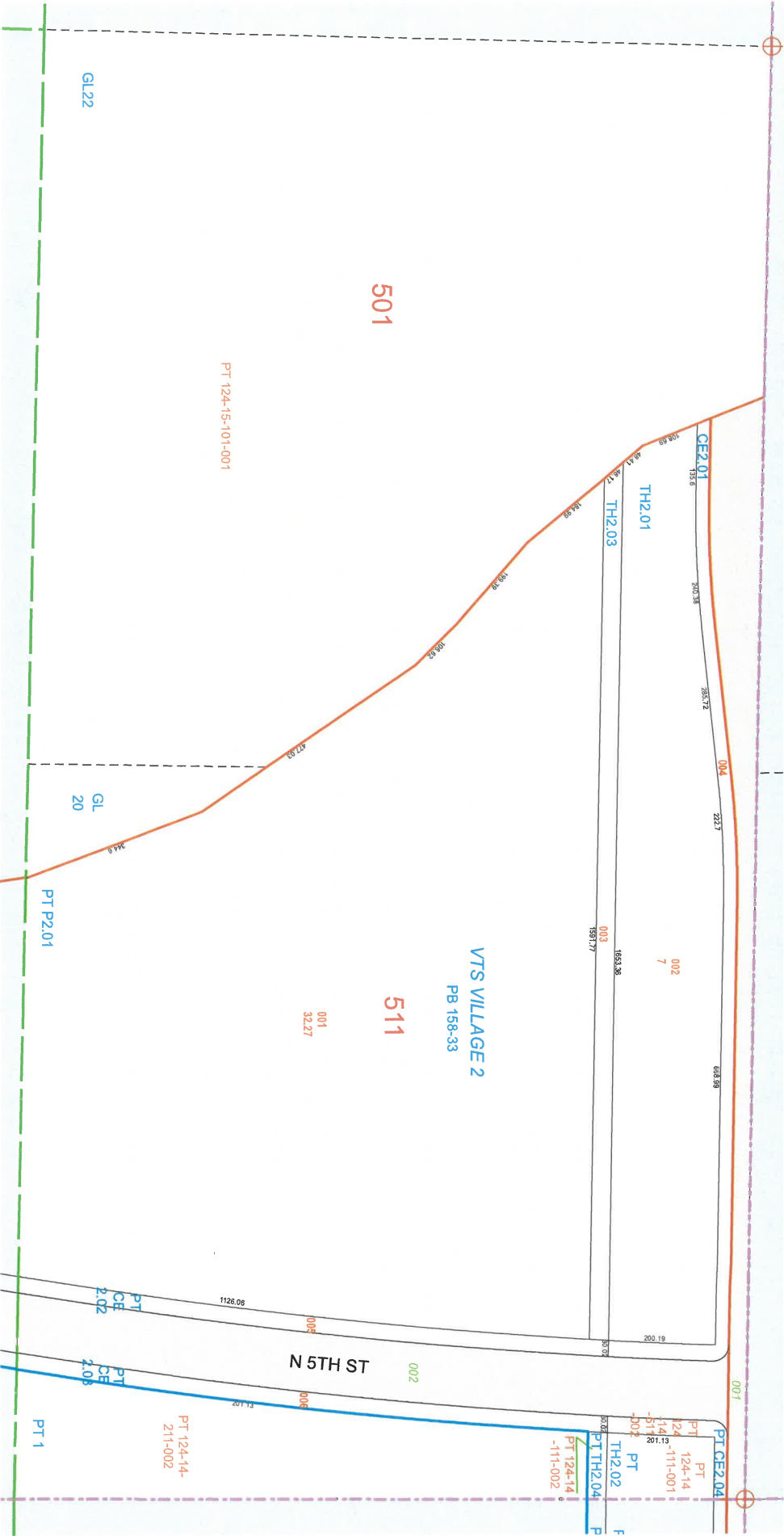
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7	8	9	10	11	12
13	14	15	16	17	18
19	20	21	22	23	24
25	26	27	28	29	30
31	32	33	34	35	36

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



Scale: 1" = 200'

Rev: 8/19/2024

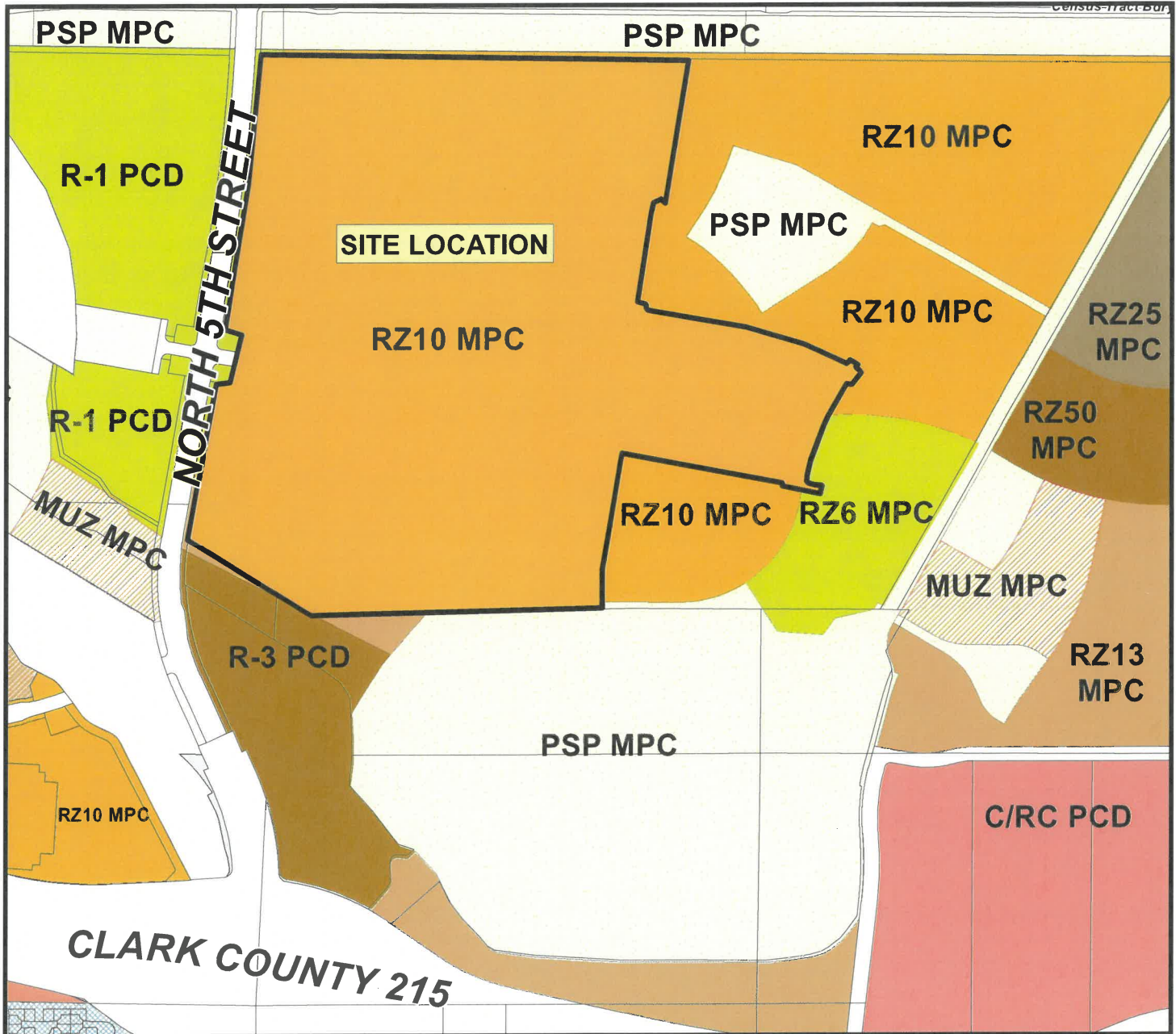


TAX DIST 250



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)
to R-2 PCD (Planned Community District Medium-High Density Residential)
Project Info: Approximately 1,500 Feet North of Clark County 215
and North 5th Street Intersection
Case Number: ZN-12-2024

09/05/2024

