

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-17-2024 **VTS Village 2 Parcel 2.15 & 2.16**
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.
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. T-MAP to match parent final map PB 174-6.
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=jlove@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 13:36:24-07'00'

Jimmy Love, Major Projects Coordinator
Department of Public Works

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 2.15 & 2.16
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 Parcel 2.15 & 2.16 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 35.32+/- acres with a 403-lot single-family residential subdivision, which results in a density of 11.41 dwelling units per acre.

The proposed subdivision will have two different product sizes with a typical lot size of 35-ft x 74-ft alley loaded green court product and 27-ft/22-ft x 61-ft townhome product. 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-12-2024) 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

TENTATIVE MAP

FOR

VILLAGE 2 AT TULE SPRINGS

PARCEL P2.15 & P2.16

A SINGLE FAMILY PROJECT LOCATED IN THE CITY OF NORTH LAS VEGAS, NEVADA

APR 124-14-21-002



CITY OF

NORTH LAS VEGAS

PARKING ANALYSIS

NO. OF UNITS	403
NO. OF PARKING SPACES PER UNIT	1.50
TOTAL REQUIRED PARKING SPACES	604.5
TOTAL PROVIDED PARKING SPACES	618
EXCESS PROVIDED PARKING SPACES	13.5

SITE DATA

PROJECT NO.	124-14-21-002
APN NUMBER	5234 ACRES
OWNER	KB HOME
CONTRACT NUMBER	403
TRAIL LOT CORNER	1/4 1/4 NW/4
NO. OF COMMON UNITS	403
REMARKS	1.50 SPACES PER UNIT
AVERAGE LOT SIZE	1,491 SF (LOT 150)
90% SHAD. REDUCED	2,025 SF (LOT 150)
90% SHAD. PROVIDED	1,500 SF

NOTE
THE WORKING SETBACKS INDICATED MUST BE USED FOR THE ALLEYS AT THE SPRINGS AT TULE SPRINGS DEVELOPMENT.

LEGAL DESCRIPTION
A PORTION OF PARCEL 1 OF "TULE SPRINGS AT TULE SPRINGS" AS SHOWN BY MAP NUMBER 124-14-21-002.

BENCHMARK
ELEVATION: 5,000.00 FT. (MOUNTAIN MEAN SEA LEVEL)

BASIS OF BEARINGS
THE BEARINGS AND DISTANCES ARE BASED ON THE SURVEY OF THE CITY OF NORTH LAS VEGAS, NEVADA, AS SHOWN BY MAP NUMBER 124-14-21-002.

NOTES
1. THERE ARE NO ADJACENT LOTS TO BE RECORDED ON OR WITHIN THE PROJECT AREA.
2. THE PROJECT AREA IS BOUND BY THE CITY OF NORTH LAS VEGAS, NEVADA, AS SHOWN BY MAP NUMBER 124-14-21-002.

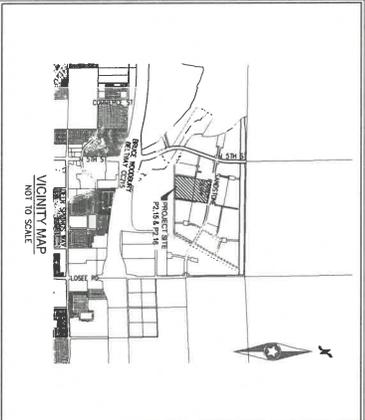
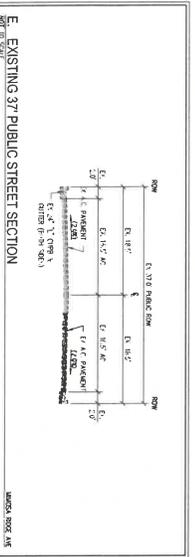
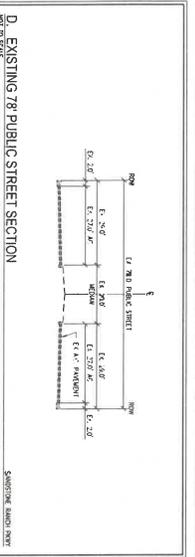
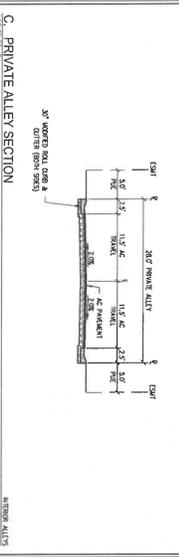
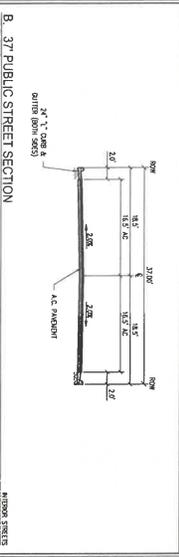
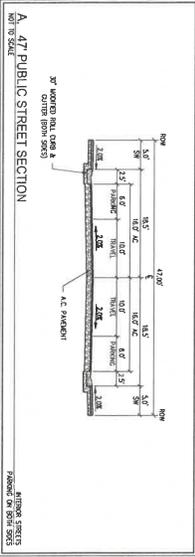
UTILITY SERVICES BY
CITY OF NORTH LAS VEGAS
WATER, SEWER, GAS, AND ELECTRICITY SERVICES WILL BE PROVIDED BY THE CITY OF NORTH LAS VEGAS, NEVADA, AS SHOWN BY MAP NUMBER 124-14-21-002.

ESTIMATED AVERAGE DAILY SEWER CONTRIBUTIONS
TOTAL WASTEWATER CONTRIBUTION: 1,000 GPD
TOTAL PEAK FLOW: 1.00 MGPD

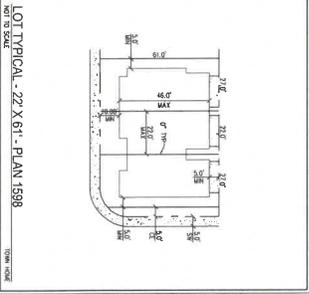
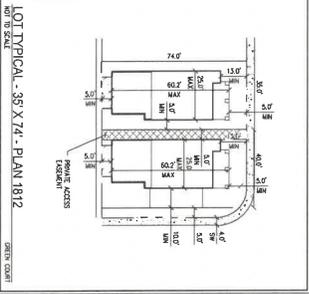
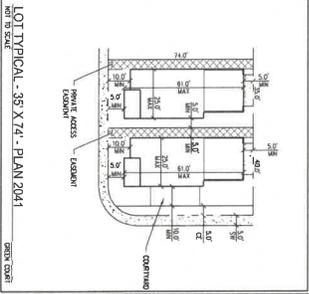
OWNER INFORMATION
KB HOME
10000 WINDY HILLS DRIVE
SUITE 100
DUBLIN, CA 94568

DEVELOPER INFORMATION
KB HOME
10000 WINDY HILLS DRIVE
SUITE 100
DUBLIN, CA 94568

ENGINEER INFORMATION
WESTWOOD PROFESSIONAL SERVICES, INC.
3015 WINDY HILLS DRIVE
SUITE 100
DUBLIN, CA 94568



Revised
03/06/2025 8:23:24 AM
T-MAP-17-2024



Westwood
Phone (702) 284-5300 5725 W. Badura Ave. Suite 100 Las Vegas, NV 89118
westwoodps.com
Westwood Professional Services, Inc.

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

kb HOME
TULE SPRINGS VILLAGE 2 - PARCEL 2.15 AND 2.16
TENTATIVE MAP
COVER SHEET

Professional Engineer Seal
DATE: 3/27/25
DRAWN BY: ELM
DESIGNER: PV
CHECKER: JJP
PROJECT NO: KH2310-004
SHEET 1 OF 3



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-17-2024 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 2.15/2.16

Project Description

Development of 403 lot single-family residential subdivision Located on North 5th & I-215 35.32 gross acres

APN's 124-14-211-002

Student Yield	Elementary School	Middle School	High School
Single-Family Units (1) 403	x 0.137 = 56	x 0.078 = 32	x 0.125 = 51
Multi-Family Units (2)	x 0.120 = 0	x 0.060 = 0	x 0.078 = 0
Resort Condo Units (3)			
Total	56	32	51

(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.

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.

USE THIS SCALE(EVEN) WHEN MAP REDUCED FROM TEXT ORIGINAL.



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

MAP LEGEND

	PARCEL BOUNDARY		CONDOMINIUM UNIT
	SUB BOUNDARY		AIR SPACE PCL
	PMLD BOUNDARY		RIGHT OF WAY PCL
	ROAD EASEMENT		SUB-SURFACE PCL
	MATCH / LEADER LINE		202 PARCEL, SUBSEQ NUMBER
	HISTORIC LOT LINE		5 LOT NUMBER
	HISTORIC SUB BOUNDARY		5 BLOCK NUMBER
	HISTORIC PMLD BOUNDARY		5 LOT NUMBER
	SECTION LINE		5 LOT NUMBER

BOOK

T19S R61E	100	101	10214
125	124	123	
138	139	14014	

Scale: 1" = 200'

SEC.

14

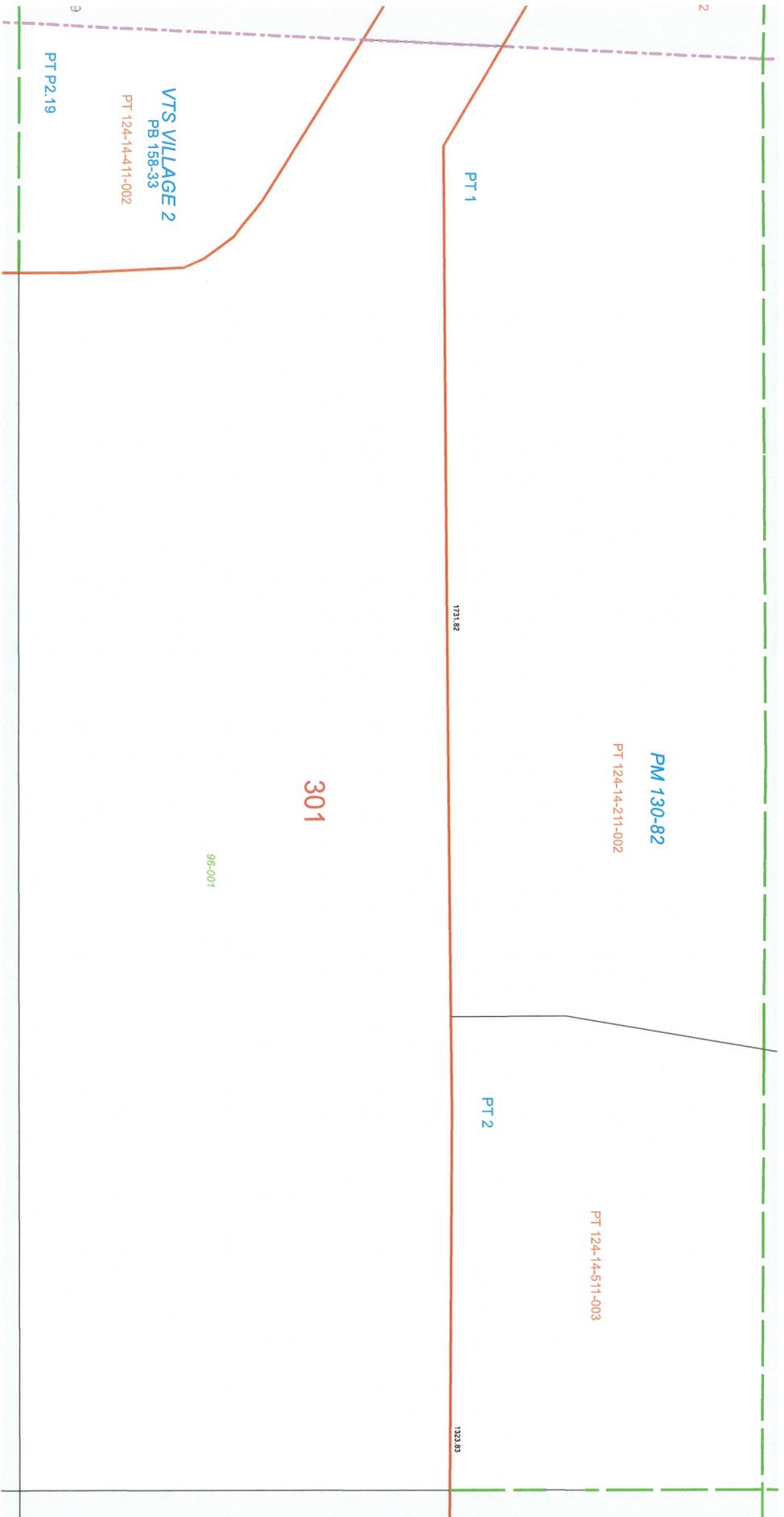
MAP

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

Rev: 8/19/2024

N 2 SW 4

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



TAX DIST 250

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

0 100 200 400 600 800

ASSESSOR'S PARCELS - CLARK COUNTY, NV.

Briana Johnson - Assessor

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
- 100 ACREAGE
- 202 PARCEL SUBSECT NUMBER
- FB 24-49 PLAT RECORDING NUMBER
- 5 BLOCK NUMBER
- 5 LOT NUMBER
- GLS GOV. LOT NUMBER

BOOK T19S R61E

100	101	10216
125	124	123
138	139	14014

Scale: 1" = 200'

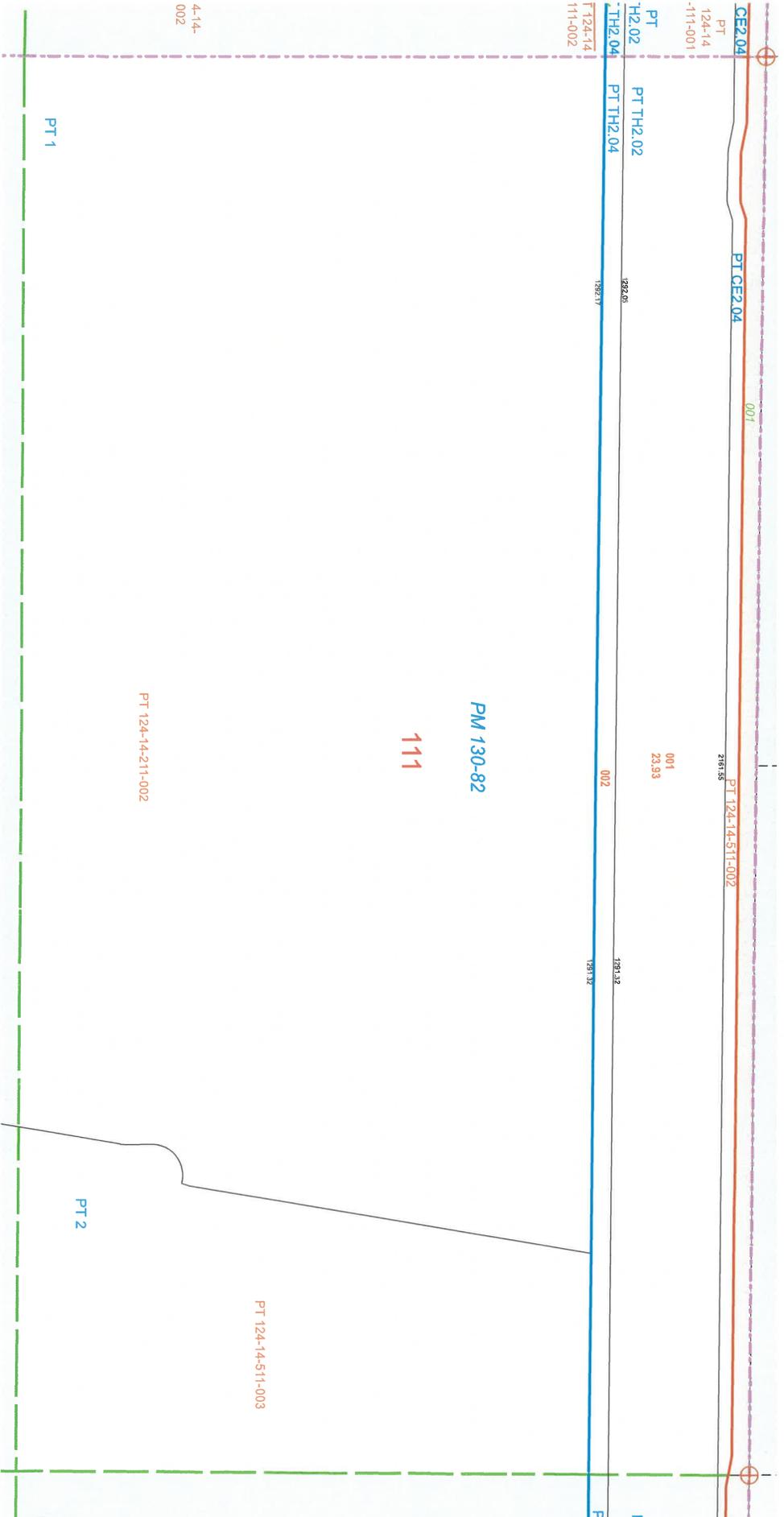
SEC. 14

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	36

Rev: 8/19/2024

MAP N2 NW 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 (FEET) WHEN MAP REDUCED FROM 1:12.7 ORIGINAL

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MAP LEGEND

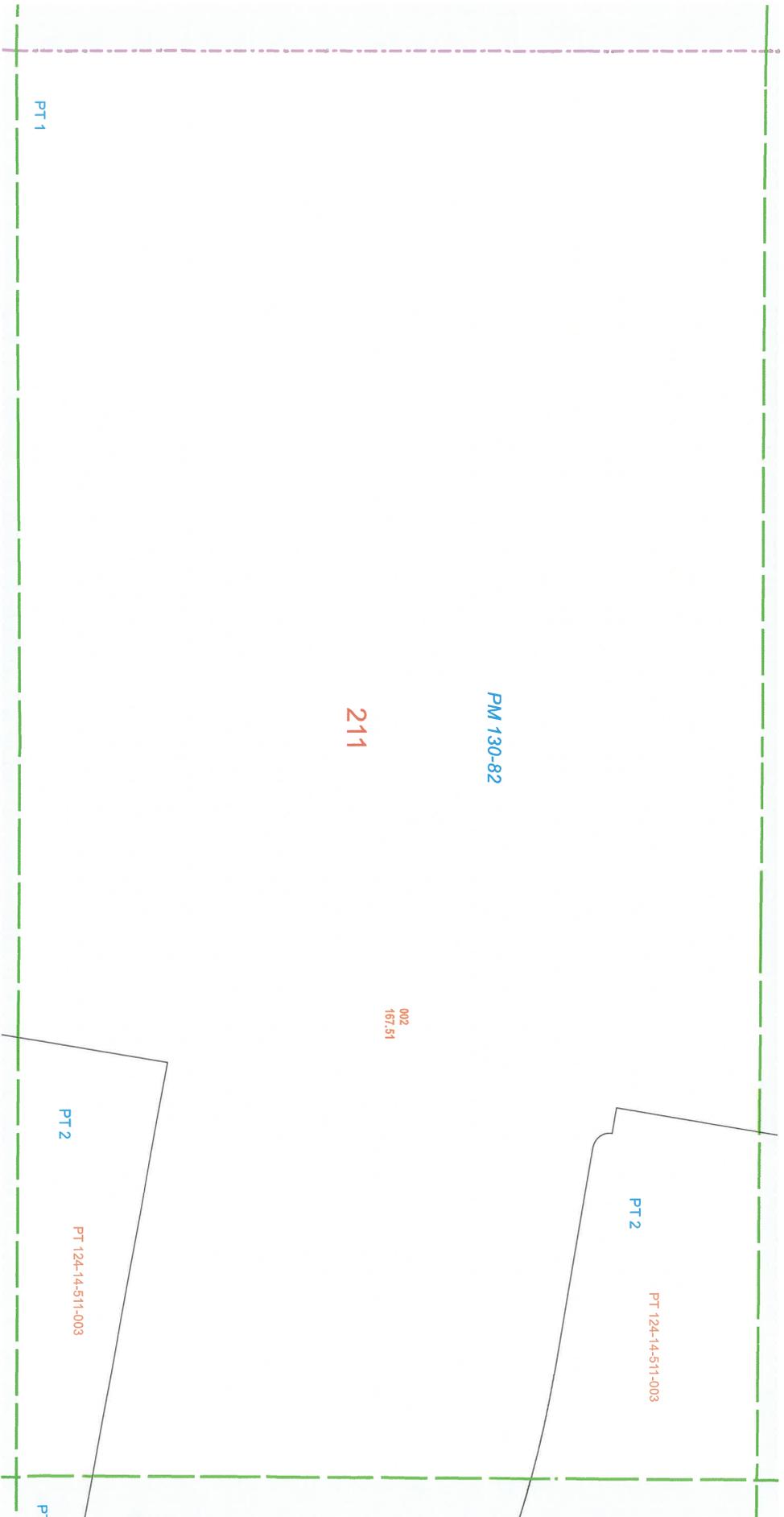
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	SUB BOUNDARY		AIR SPACE PCL
	PMLD BOUNDARY		RIGHT OF WAY PCL
	ROAD EASEMENT		RIGHT OF WAY PCL
	MATCH / LEADER LINE		FB 2445 PLAT RECORDING NUMBER
	HISTORIC LOT LINE		202 PARCEL SUBSEQ NUMBER
	HISTORIC SUB BOUNDARY		5 BLOCK NUMBER
	HISTORIC PMLD BOUNDARY		5 LOT NUMBER
	SECTION LINE		GLS GOV. LOT NUMBER

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

BOOK	100	101	1021
T19S R61E	125	124	123
	138	139	1401

SEC.	14
6	1
7	2
8	3
9	4
10	5
11	6
12	7
13	8
14	9
15	10
16	11
17	12
18	13
19	14
20	15
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22	17
23	18
24	19
25	20
26	21
27	22
28	23
29	24
30	25
31	26
32	27
33	28
34	29
35	30

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



NOTES

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USE THIS SCALE(FEET) WHEN MAP REDUCED FROM 1:131 ORIGINAL

0 100 200 400 600 800

MAP LEGEND

Parcel Boundary	Sub Boundary	Condominium Unit	007 Road Parcel Number
PM/D Boundary	Match / Leader Line	Air Space PCL	001 Parcel Number
Historic Sub Boundary	Historic PMLD Boundary	Right of Way PCL	100 Acreage
		Sub-Surface PCL	202 Parcel Subseq Number
			PB 24/49 Plat Recording Number
			5 Block Number
			5 Lot Number
			GLS GOV. LOT NUMBER

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

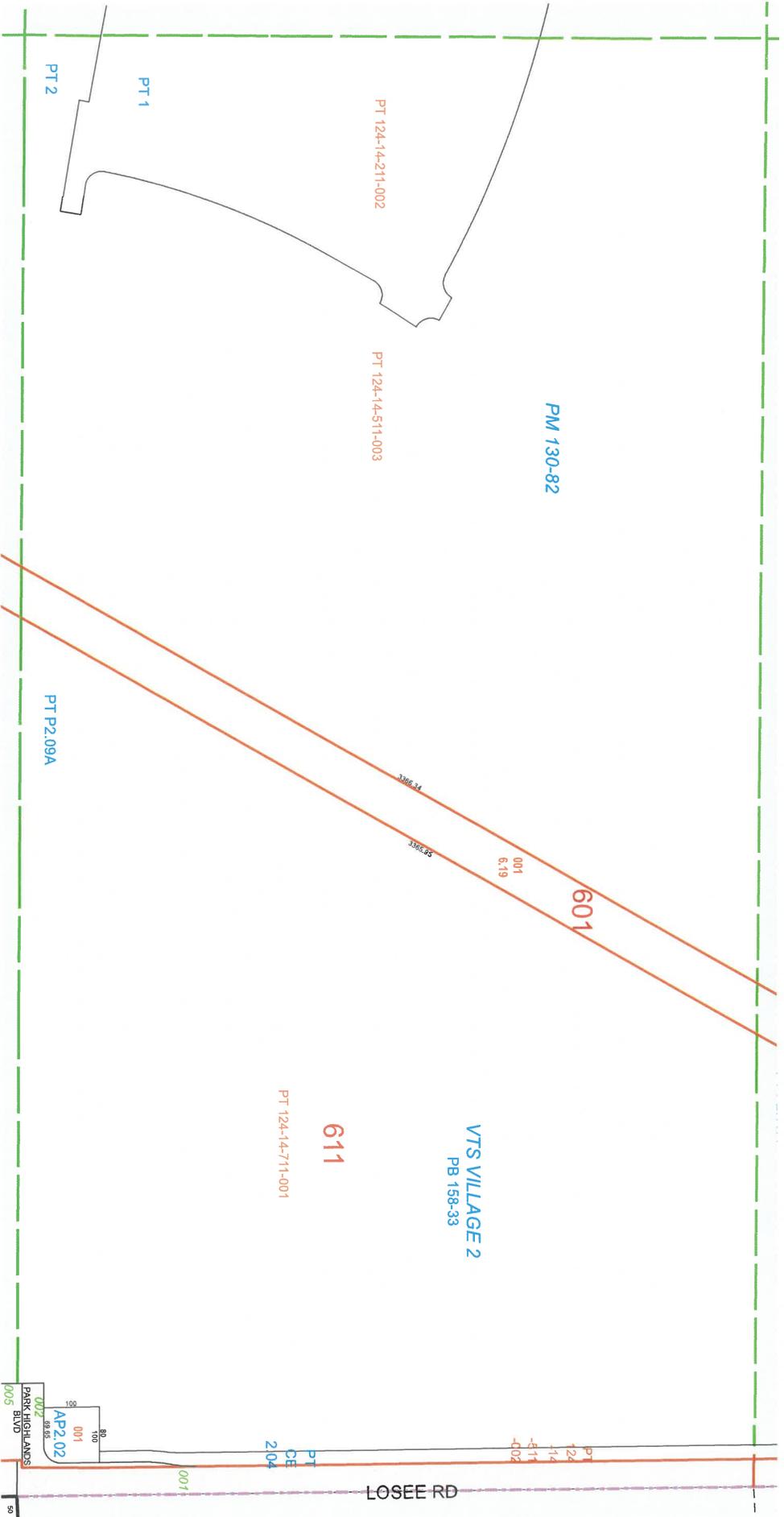
BOOK	T19S	R61E
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125	124	123 12
138	139	140 14

Scale: 1" = 200'

SEC.	14
MAP	S 2 NE 4

Rev: 8/19/2024

124-14-6



TAX DIST 250

NOTES

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USE THIS SCALE (EVEN WHEN MAP REDUCED FROM 1:1X1 ORIGINAL)

MAP LEGEND

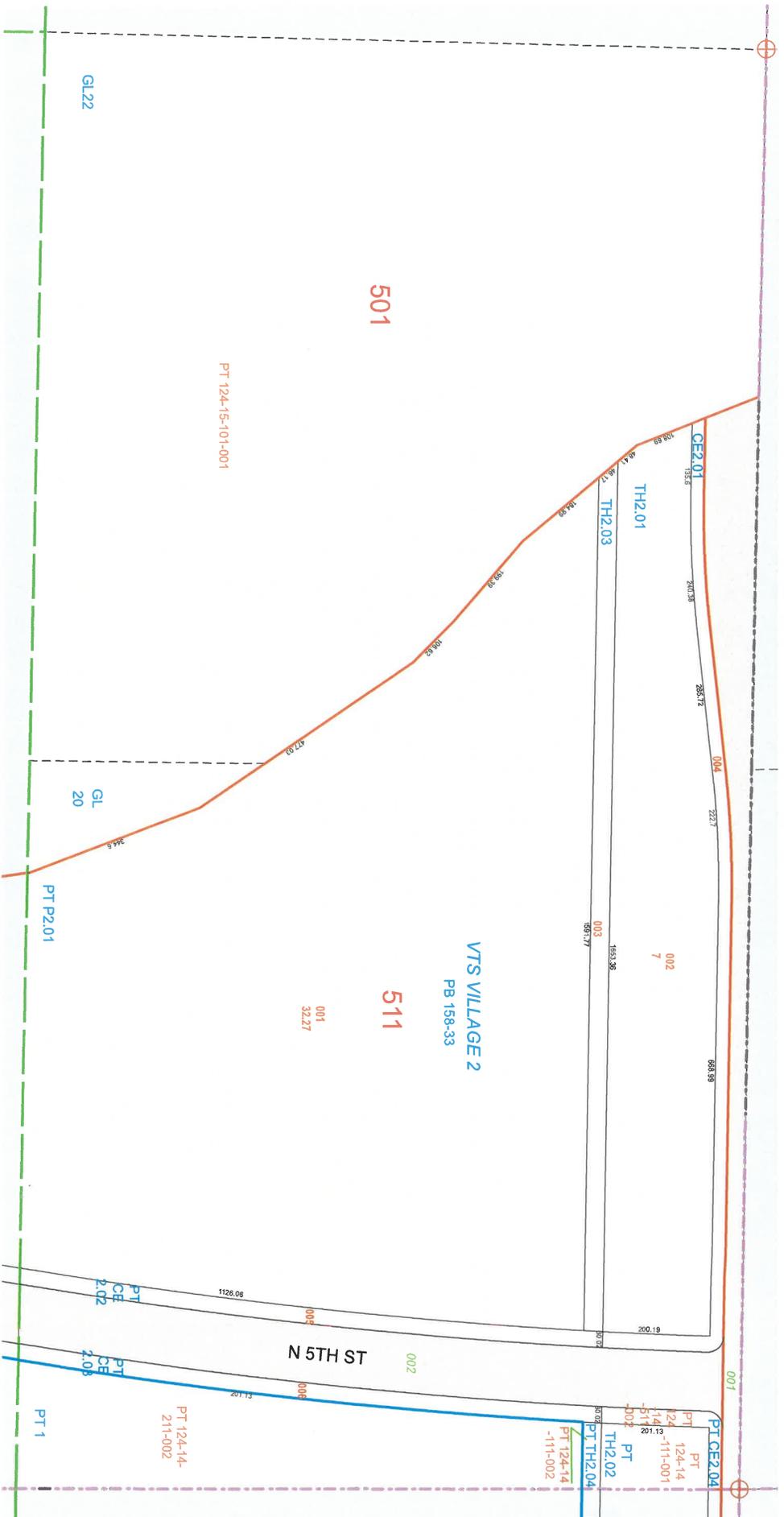
Parcel Boundary	Condominium Unit	001	Road Parcel Number
Sub Boundary	Air Space PCL	001	Parcel Number
M/PLD Boundary	Right of Way PCL	1.00	Acreage
Road Easement	Sub-Surface PCL	202	Parcel Subseq Number
Match / Leader Line	Historic Lot Line	PB 24-45	Plat Recording Number
Historic Sub Boundary	Historic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

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

BOOK	PARCEL	SEC.	MAP
T19S R61E	100 101 102	15	N 2 NE 4
	125 124 123		
	138 139 140		

Scale: 1" = 200'

Rev: 8/19/2024

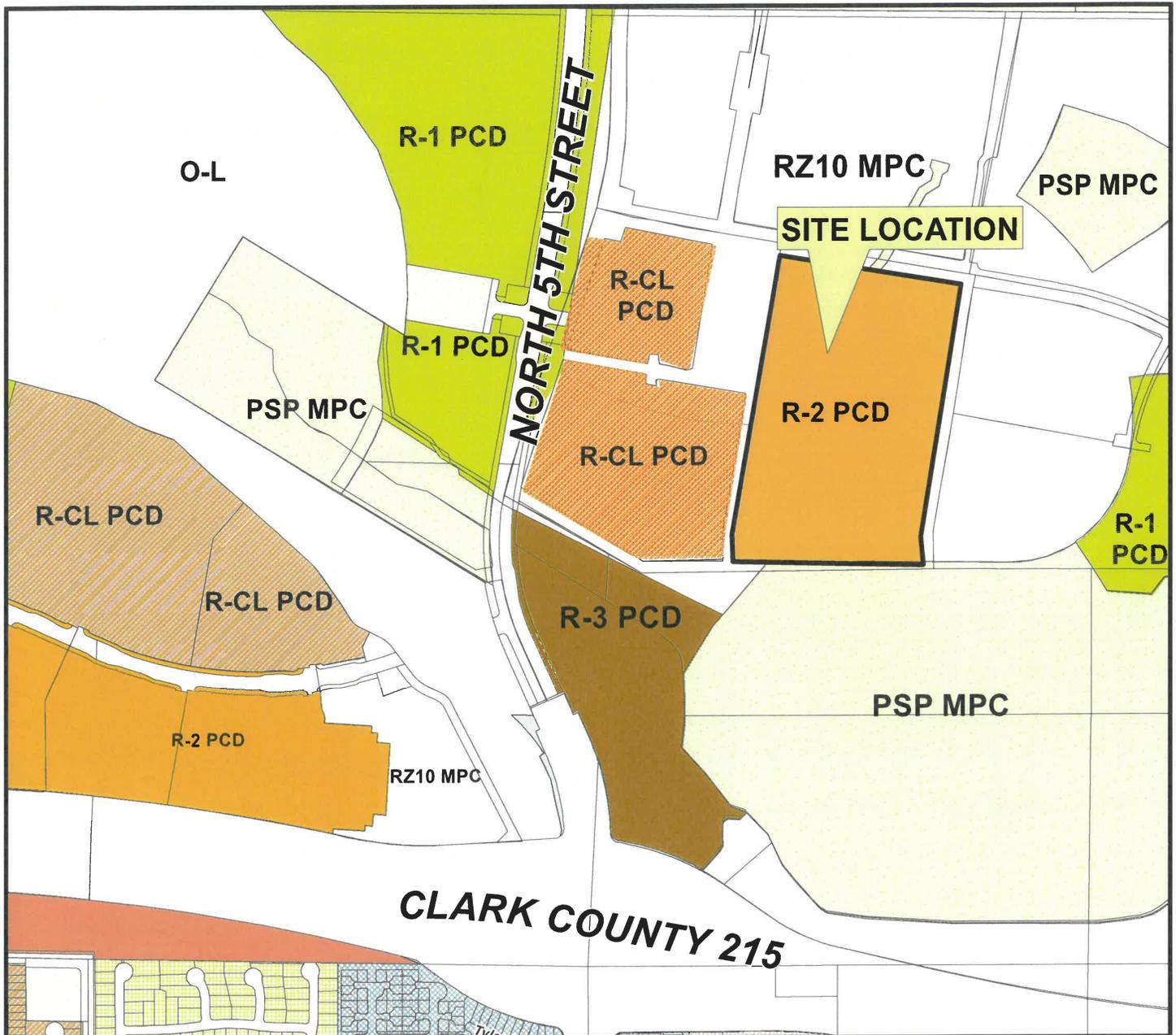


TAX DIST 250



THE CITY OF NORTH LAS VEGAS

Location & Zoning Map



Applicant: KB Home
Application Type: Tentative Map
Request: To Allow a 403-Lot, Single-Family Residential Subdivision
Project Info: Approximately 1,200 Feet East of the Southeast Corner of
North 5th Street and Sandstone Ranch Parkway
Case Number: T-MAP-17-2024

02/19/2025