

## 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-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 5<sup>th</sup> 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: cn=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'

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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 5<sup>th</sup> 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

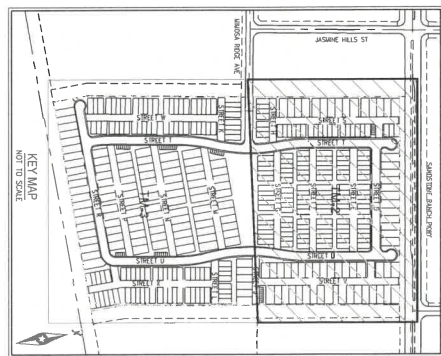


Jon Poll,  
Market Lead, Single Family

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







PARCEL 2.18  
LAND USE: MHDR

T-MAP-17-2024

**kb** HOMETENTATIVE MAP  
TENTATIVE MAP I

## Westwood

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









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.

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

BOOK

T19S R61E


SEC.

14

MAP

N 2 SW 4

124-14-3



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

HISTORIC PMLD 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

PB 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 a large parcel labeled '301' in red. To its north is a smaller parcel labeled 'PM 130-82' in blue. Further north, a dashed line indicates a boundary with 'PT 1' and 'PT 2' markers. To the east of the main parcel is another area labeled 'PT 124-14-511-003' in red. To the west, a green dashed line marks the boundary with 'PT P2.19'. A blue label 'VTS VILLAGE 2' and 'PB 158-33' is located near the top left. A red label 'PT 124-14-411-002' is also present. A green label '96-001' is located near the bottom center. The map includes a north arrow and a scale bar (0 to 800 feet). The text 'USE THIS SCALE(FEET) WHEN MAP REDUCED FROM 11X17 ORIGINAL.' is at the bottom left. The map is bounded by a green dashed line on the left and a green dashed line on the right. The bottom of the map shows a road labeled 'TAX DIST 250'.

TAX DIST 250



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



0 100 200 400 600 800

**Briana Johnson - Assessor**

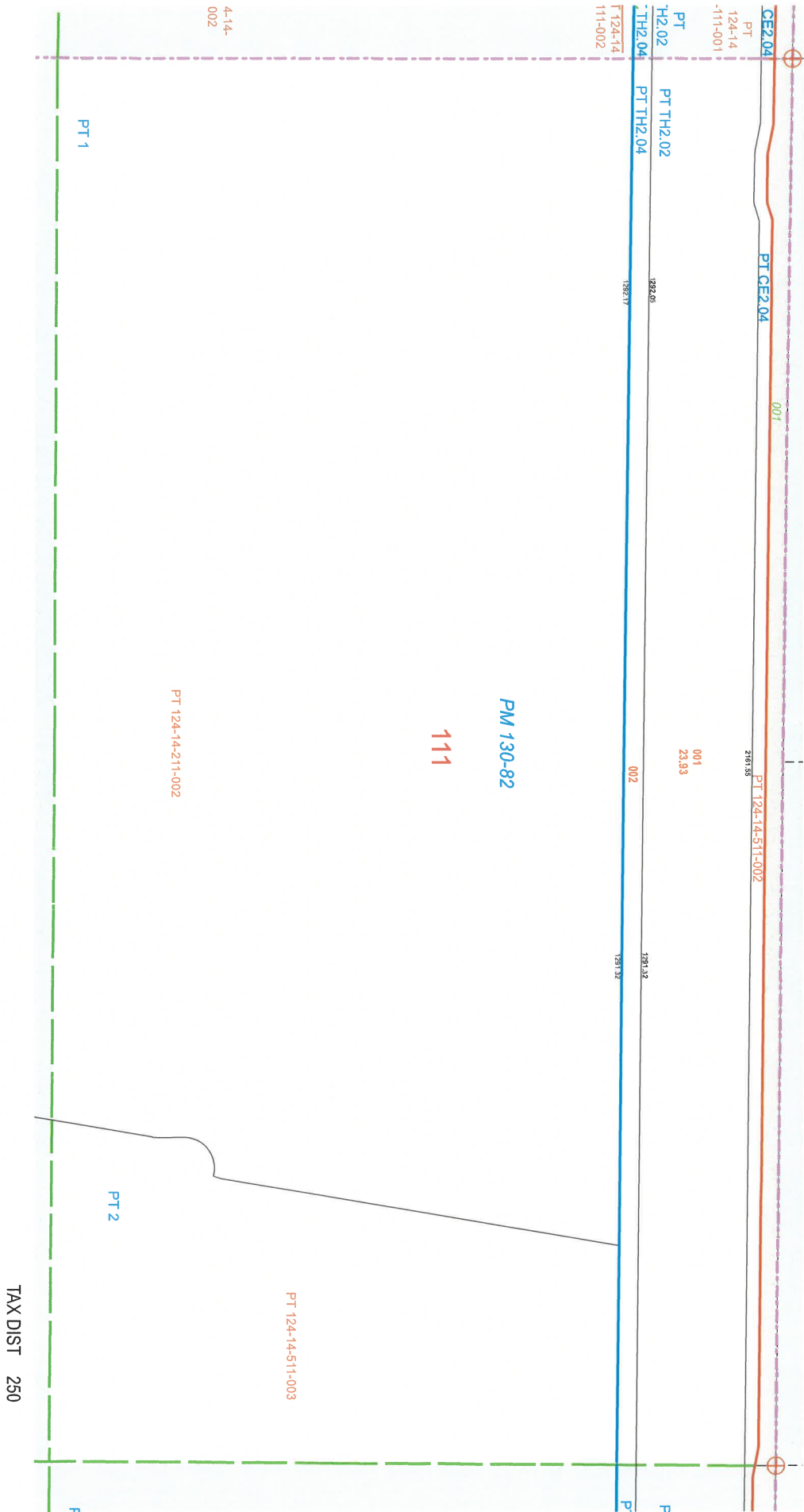
|                          |                  |         |                       |
|--------------------------|------------------|---------|-----------------------|
| PARCEL BOUNDARY          | CONDOMINIUM UNIT | 007     | PARCEL NUMBER         |
| SUB BOUNDARY             | AIR SPACE POL    | 001     | RADIAL NUMBER         |
| RIGHT OF WAY POL         | 1.00             | ACREAGE |                       |
| MATCH BOUNDARY           |                  | 202     | PARCEL, SUBSEG NUMBER |
| ADJACENT BOUNDARY LINE   | SUB-SURFACE POL  | PB 24-5 | PLAT/RECORDING NUMBER |
| HISTORIC LOT LINE        |                  | 5       | BLOCK NUMBER          |
| HISTORIC SUB BOUNDARY    |                  | 6       | LOT NUMBER            |
| HISTORIC PARCEL BOUNDARY |                  | GL-5    | GOV. LOT NUMBER       |
| SECTION LINE             |                  |         |                       |

|      |           |       |
|------|-----------|-------|
| BOOK | T19S R61E |       |
| 100  | 101       | 10210 |
| 125  | 124       | 123   |
| 138  | 139       | 14014 |

Scale: 1" = 200'

|      |    |    |    |    |    |
|------|----|----|----|----|----|
| SEAL | 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 |

|     |   |          |   |
|-----|---|----------|---|
| MAP |   | N 2 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 |



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

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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.

MAP LEGEND

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SUB BOUNDARY

PMLD BOUNDARY

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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 2445 PLAT RECORDING NUMBER

5 BLOCK NUMBER

5 LOT NUMBER

GLS GOV LOT NUMBER

BOOK

T19S R61E

SEC

14

MAP

S 2 NW 4

124-14-2

Scale: 1" = 200'

Rev: 8/19/2024

CLARK COUNTY

NEVADA

The map displays several land parcels and their boundaries. Key features include:

- Parcel PM 130-82:** A large parcel on the left side of the map, labeled in blue.
- Parcel 211:** A parcel located below PM 130-82, labeled in red.
- Parcel PT 124-14-511-003:** A parcel on the right side of the map, labeled in red.
- Parcel PT 124:** A small parcel at the bottom right, labeled in blue.
- Parcel PT 124-14-511-003:** A parcel located below PT 124, labeled in red.
- Parcel PT 124-14-511-003:** A parcel located below PT 124-14-511-003, labeled in red.
- Parcel PT 124-14-511-003:** A parcel located below PT 124-14-511-003, labeled in red.

The map includes a scale bar at the bottom left, indicating distances from 0 to 800 feet. A north arrow is located at the bottom right. The map is bordered by a green dashed line on the left and a green solid line on the right. The text 'TAX DIST 250' is written at the bottom left.

| How much less (%) when reduced from 11/11 / original | Percentage of respondents |
|--|---------------------------|
| 0  | 100%                      |

[illegible]

|     |     |     |     |
|-----|-----|-----|-----|
| 100 | 101 | 102 | 103 |
| 125 | 124 | 123 | 122 |
| 138 | 139 | 140 | 141 |

Scale: 1" = 200'

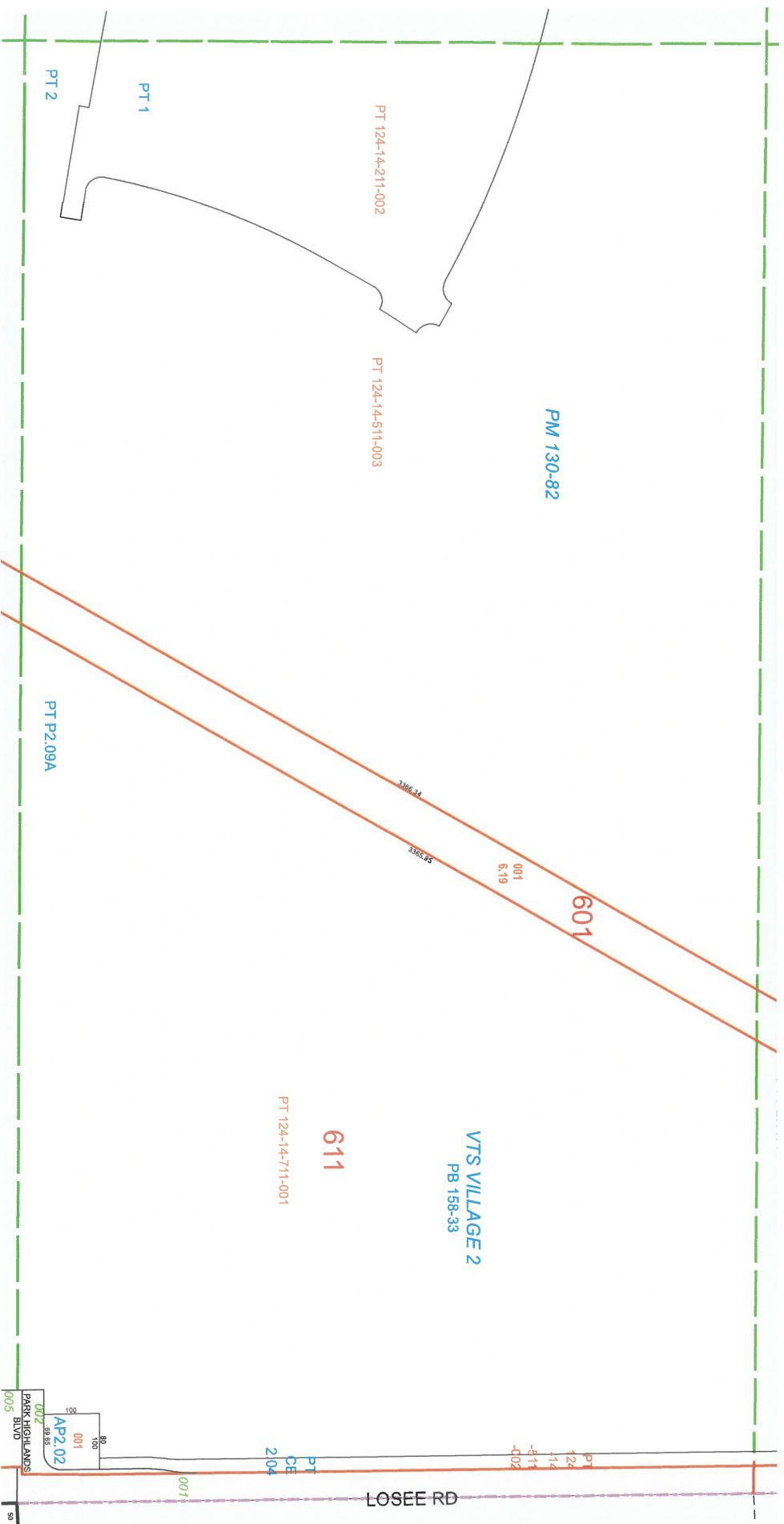
|   |   |   |   |
|---|---|---|---|
| 0 | 4 | 0 | 4 |
| 5 | 1 | 5 | 1 |
| 6 | 2 | 6 | 2 |
| 7 | 3 | 7 | 3 |
| 8 | 4 | 8 | 4 |
| 5 | 1 | 5 | 1 |



BOOK  
T19S R61E

MAP  
S2NE4

10



TAX DIST 250



**Briana Johnson - Assessor**

| Parcel Boundary        | Condominium Unit | Parcel Number          |
|------------------------|------------------|------------------------|
| Sub Boundary           | Air Space Pct    | 007                    |
| Match/Lender Line      | Right of Way Pct | 001                    |
| Historic Lot Line      | Sub-Surface Pct  | 1.00                   |
| Historic PMLD Boundary |                  | 202                    |
| Section Line           |                  | Parcel, Subarea Number |
|                        |                  | FB 24-5                |
|                        |                  | Block Number           |
|                        |                  | 5                      |
|                        |                  | Lot Number             |
|                        |                  | 5                      |
|                        |                  | Govt. Lot Number       |

124-15-5

CLARK COUNTY  
NEVADA

15

REV. 8/19/2024

Scale: 1"= 200'

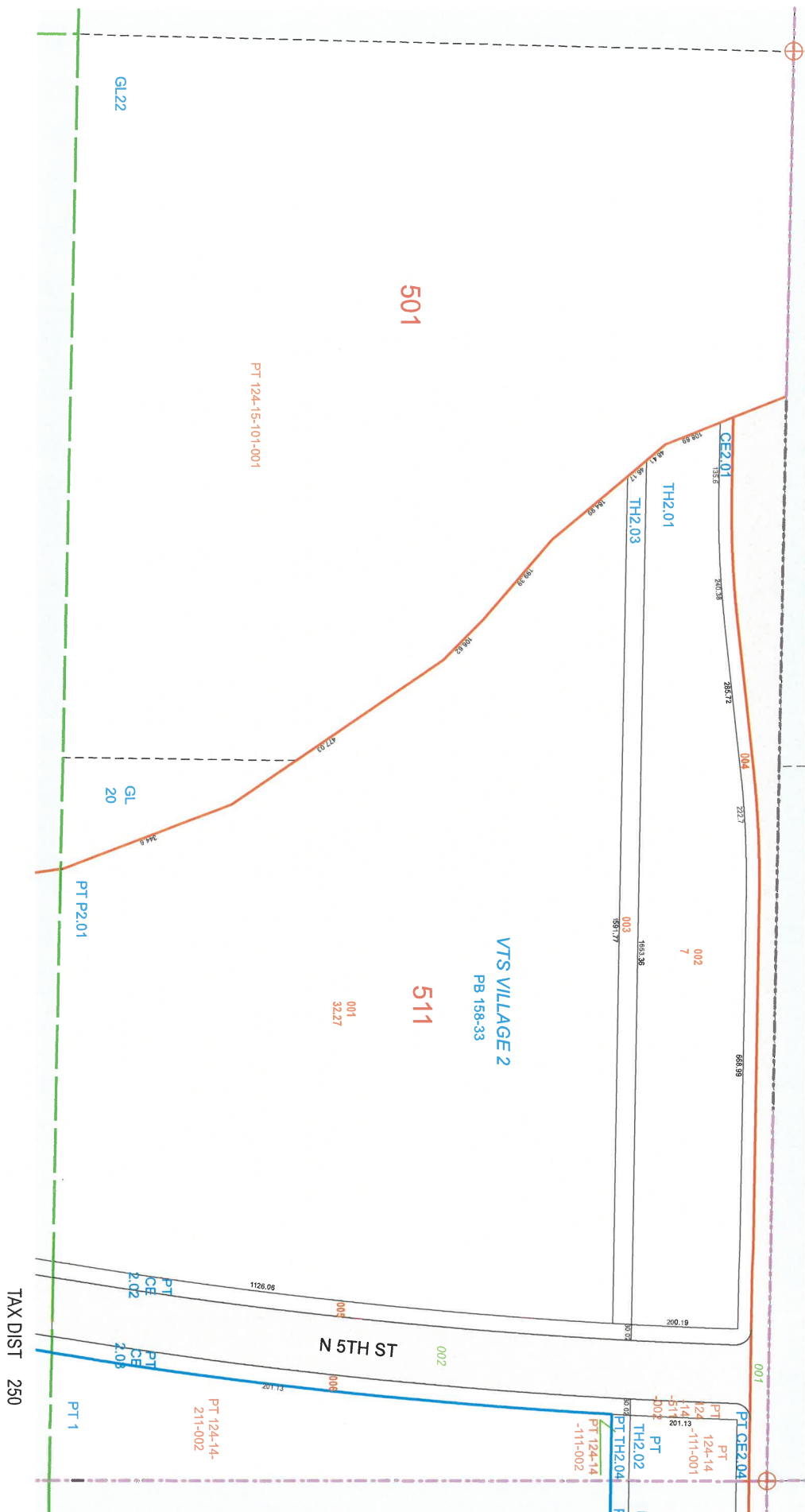
124-15-5

CLARK COUNTY  
NEVADA

15

REV. 8/19/2024

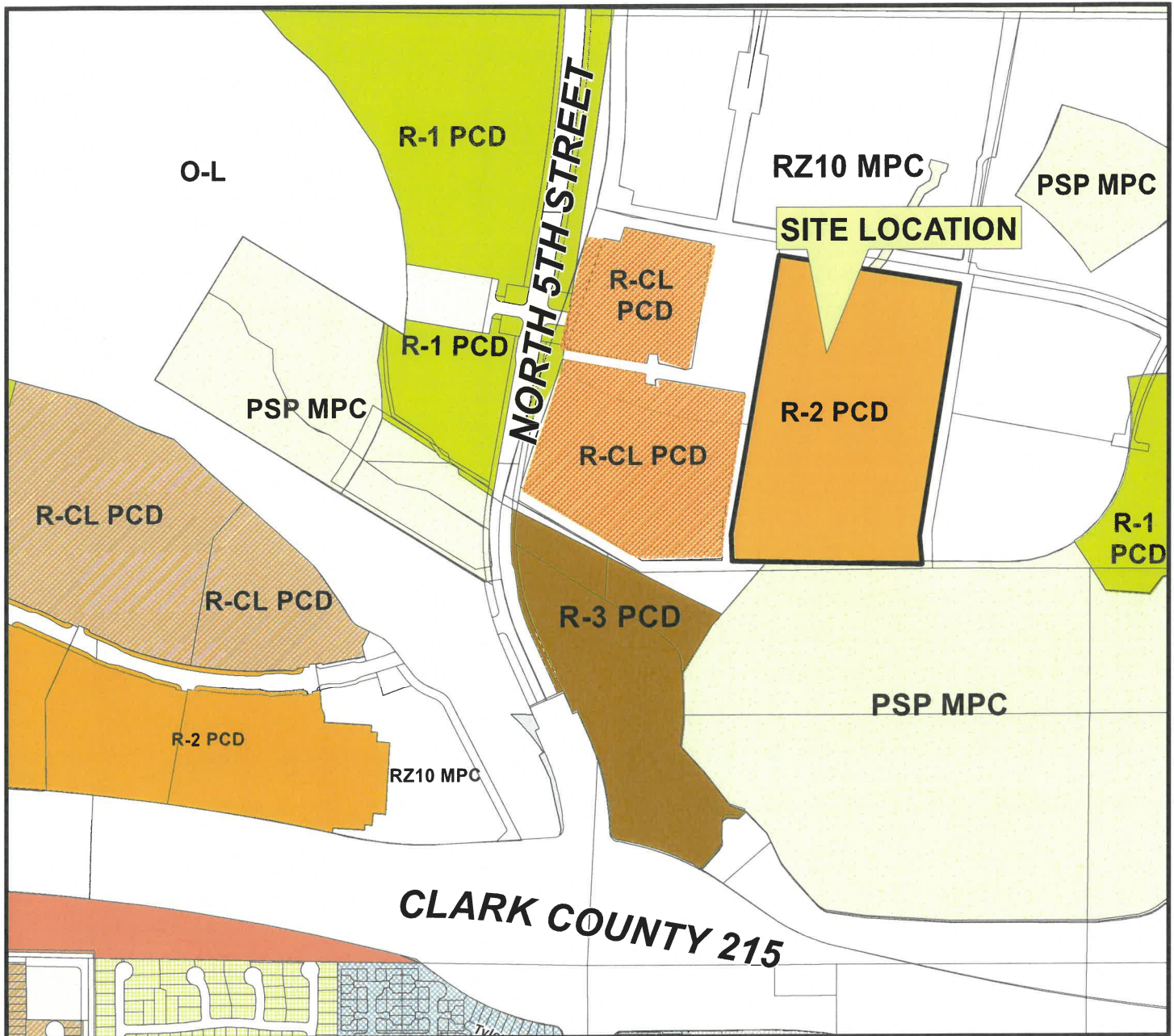
Scale: 1"= 200'





# 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