

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.**

August 26, 2024

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.

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

0 100 200 400 600 800

100	101	10210
125	124	123
138	139	14014

Scale: 1" = 200'

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

BOOK
T19S R61E

MAP
N2SW4

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5 1 5 1

[illegible]

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

0 100 200 400 600 800

BOOK
T19S R61E

MAP
S 2 NW 4

124-14-2

100	101	102
125	124	123
138	139	140

Scale: 1" = 200'

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



211

002
167.51

PT 124-14-511-003

PT 2

PT 124-14-511-003

TAX DIST 250

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

124-14-6

14

S 2 NE 4

124-14-6

14

S 2 NE 4

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(SEE) WHEN MAP REDUCED FROM 1:121 ORIGINAL

MAP LEGEND

PARCEL BOUNDARY

SUB BOUNDARY

WILD BOUNDARY

ROAD EASEMENT

MATCH/LEADER LINE

HISTORIC LOT LINE

HISTORIC SUB BOUNDARY

HISTORIC WILD BOUNDARY

SECTION LINE

CONDOMINIUM UNIT

AIR SPACE PCL

RIGHT OF WAY PCL

SUB-SURFACE PCL

PB 24-6 PLAT RECORDING NUMBER

5 BLOCK NUMBER

5 LOT NUMBER

CL 5 GOV LOT NUMBER

Scale: 1" = 200'

Rev: 8/19/2024

BOOK

T19S R61E

SEC

14

MAP

S 2 NE 4

124-14-6

The map displays two main parcels, 601 and 611, outlined in orange. Parcel 601 is located in the upper right, and parcel 611 is in the lower right. A road, PM 130-82, runs diagonally between them. To the left of parcel 611 is VTS VILLAGE 2. At the bottom, LOSEE RD runs horizontally. Several points are marked: PT 1 and PT 2 on the left edge, and PT 124-14-211-002, PT 124-14-511-003, and PT 124-14-711-001 along the bottom edge. A small area at the bottom left is labeled AP2.02. The map is bounded by a green dashed line on the left and a green solid line on the right.

TAX DIST 250

NOTES

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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
- PB 24-15 PLAT RECORDING NUMBER
- 5 BLOCK NUMBER
- 5 LOT NUMBER
- GL 5 GOV LOT NUMBER

T19S R61E			
100	101	102	
125	124	123	
138	139	140	

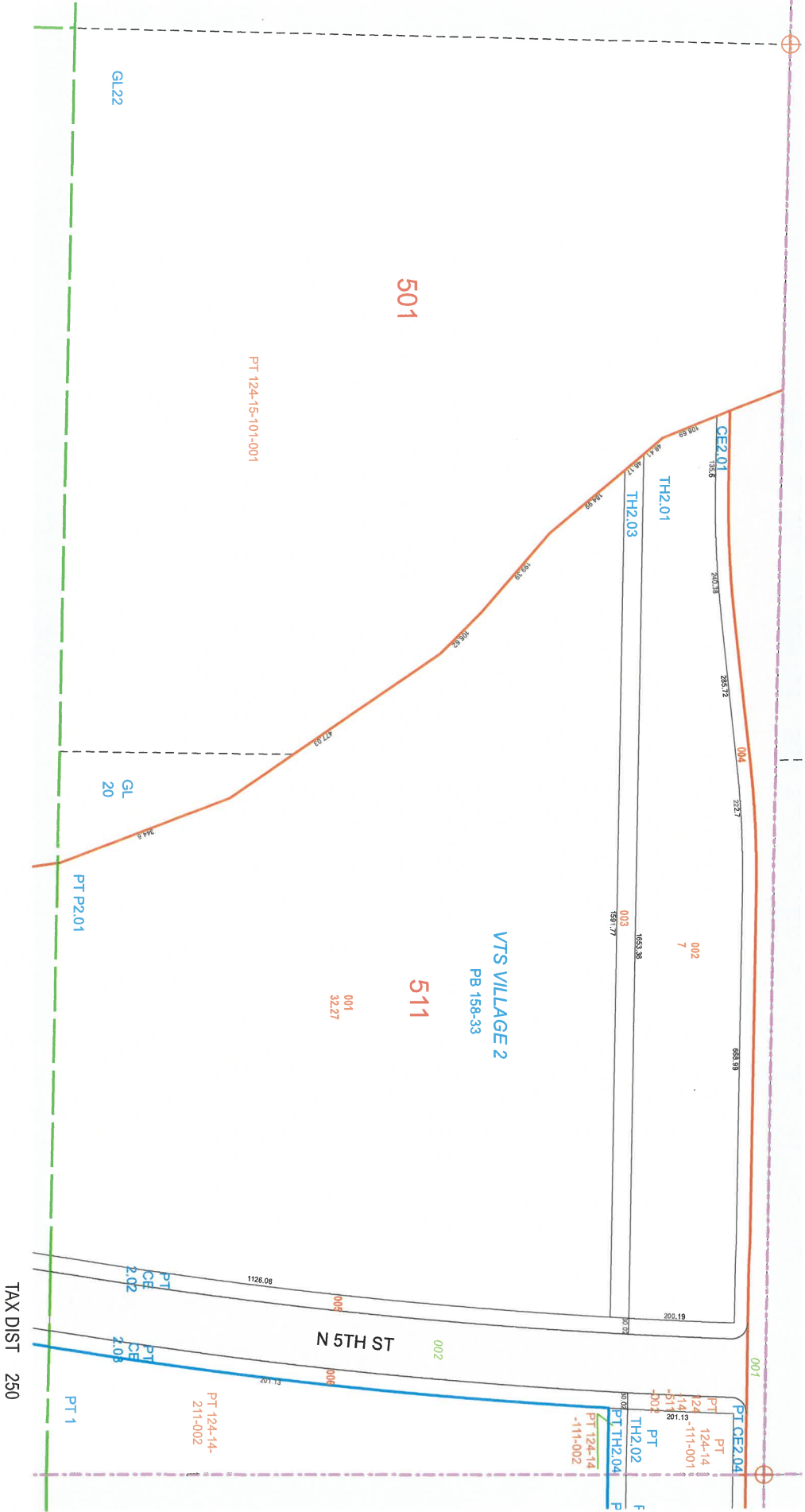
15			
6	5	4	3
7	8	9	10
11	12	13	14
15	16	17	18
19	20	21	22
23	24	25	26
27	28	29	30
31	32	33	34
35	36	37	38

N 2 NE 4			
5	4	3	2
1	2	3	4
5	4	3	2
1	2	3	4

124-15-5

ASSESSOR'S PARCELS - CLARK COUNTY, NV.

Briana Johnson - Assessor

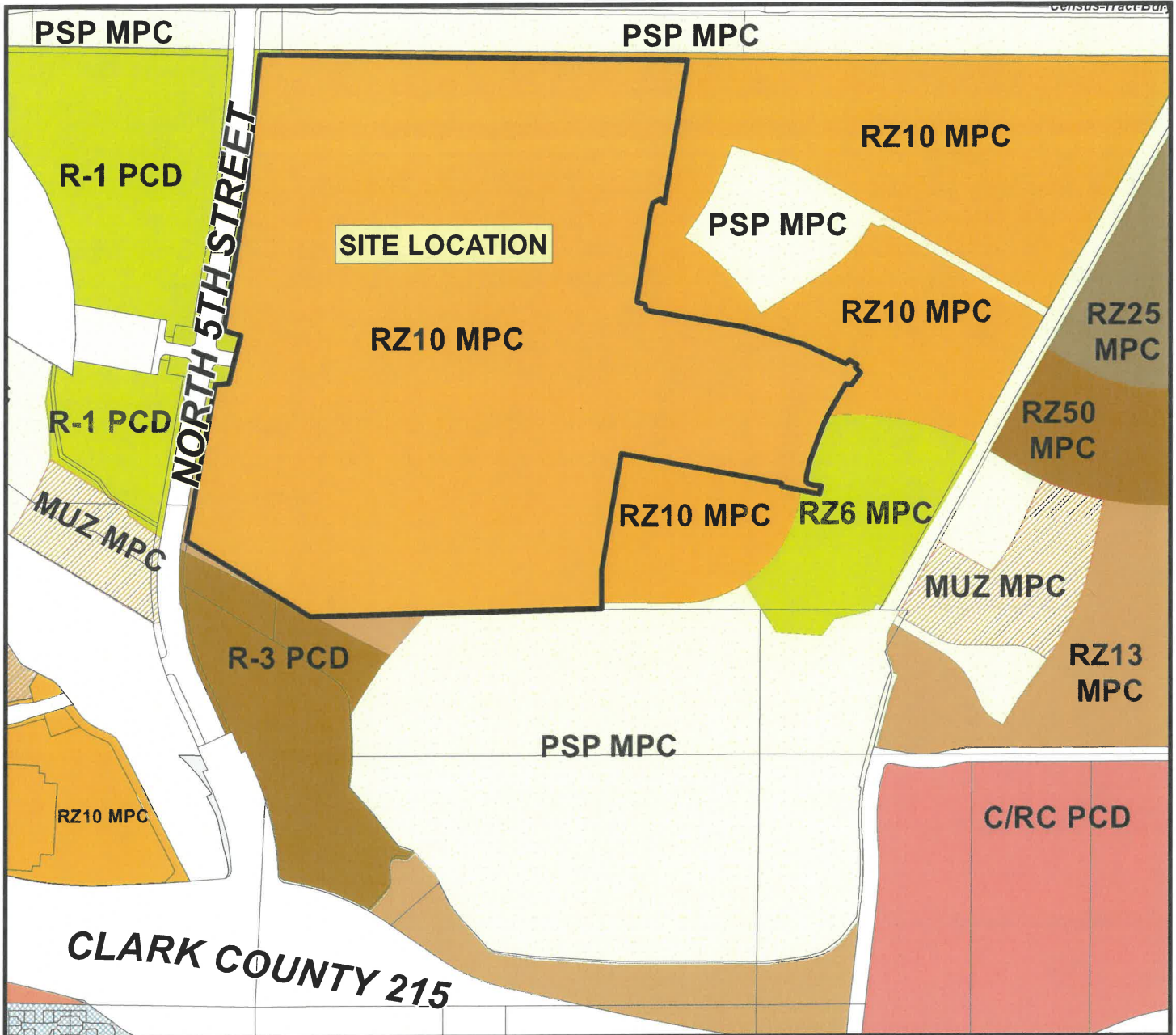


TAX DIST 250



THE CITY OF NORTH LAS VEGAS

Location & Zoning Map



0 150 300 600 900 1,200 1,500 1,800 2,100 2,400 2,700 3,000 3,300 3,600 3,900 4,200 4,500 4,800 Feet

Applicant: KB Home
Application Type: Property Reclassification
Request: From MPC RZ10 (Residential Zone Up to 10 DU/AC Master Plan Community)
to R-CL PCD (Planned Community District Medium Density)
Project Info: Approximately 1,500 Feet North of Clark County 215 and North 5th Street Intersection
Case Number: ZN-11-2024

09/05/2024

