

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.

124-14-3

14

N 2 SW 4



Rev: 8/19/2024

Scale: 1" = 200'

BOOK

T19S R61E

SEC.

14

MAP

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

138 139 1401

125 124 123

100 101 1021

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

5 LOT NUMBER

5 BLOCK NUMBER

202 PARCEL SUBSEQ NUMBER

100 ACREAGE

001 PARCEL NUMBER

007 ROAD PARCEL NUMBER

SECTION LINE

HISTORIC SUB BOUNDARY

HISTORIC LOT LINE

MATCH/LEADER LINE

ROAD EASEMENT

RIGHT OF WAY PCL

AIR SPACE PCL

CONDOMINIUM UNIT

PARCEL BOUNDARY

PM/D BOUNDARY

SUB BOUNDARY

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

0 100 200 400 600 800

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.

ASSESSOR'S PARCELS - CLARK COUNTY, NV.

Briana Johnson - Assessor

Map showing land parcels with labels: PM 130-82, PT 124-14-211-002, PT 124-14-511-003, PT 1, PT 2, PT P2.19, VTS VILLAGE 2, PB 158-33, PT 124-14-411-002, 301, 96-007, 1721.82, 1323.83. Includes a scale bar and north arrow.

TAX DIST 250

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

0 100 200 400 600 800



PARCEL BOUNDARY
SUB BOUNDARY
PM/LD BOUNDARY
ROAD/ELEMENT
MATCH / LEADER LINE
HISTORIC LOT LINE
HISTORIC SUB BOUNDARY
HISTORIC PM/LD BOUNDARY
SECTION LINE

PARCEL BOUNDARY	CONDOMINIUM UNIT	007 ROAD PARCEL NUMBER
SUB-BOUNDARY	AIR SPACE POL	001 PARCEL NUMBER
RIGHT OF WAY POL	RIGHT OF WAY POL	100 ACREAGE
RIGHT / LEASER LINE	SUB-SURFACE POL	202 PARCEL SUB/SED NUMBER
HISTORIC LOT LINE		PB 24-55 PLAT RECORDING NUMBER
HISTORIC SUB BOUNDARY		5 BLOCK NUMBER
HISTORIC PAULD BOUNDARY		6 LOT NUMBER
SECTION LINE		GL 5 GOV. LOT NUMBER

007 ROAD PARCEL NUMBER
001 PARCEL NUMBER
1.00 ACREAGE
202 PARCEL SUB/SEQ NUMBER
PB 24-45 PLAT RECORDING NUMBER
5 BLOCK NUMBER
5 LOT NUMBER
G45 GOV. LOT NUMBER

BOOK	
T19S R61E	
100	101
125	124
138	139
140	141

Scale: 1" = 200'

6	5	4	3	2	1
7	8	9	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

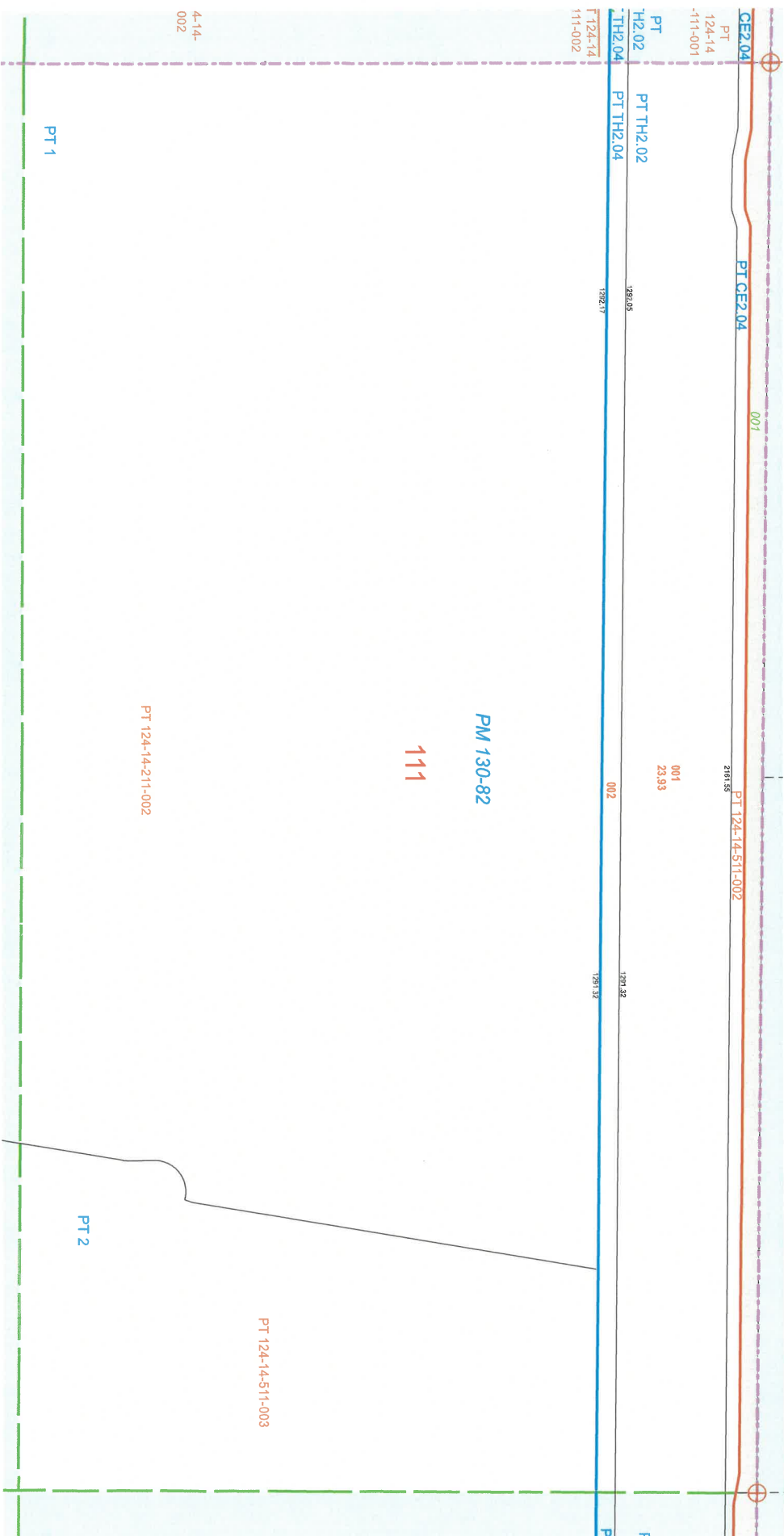
Rev: 8/19/2024

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

515



Briana Johnson - Assessor



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	PARCEL NUMBER
BOUNDARY	RIGHT OF WAY POL	1.00	ACREAGE
WATER BOUNDARY	SUB-SURFACE POL	202	PARCEL, SUBAREA NUMBER
WATER LINE		245	PLAT/RECORDING NUMBER
HISTORIC LOT LINE		5	LOT NUMBER
HISTORIC SUB BOUNDARY		5	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'

SEC.	14				
6	5	4	3	2	1
7	0	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

MAP		S 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



PM 130-82

211

002
167.51

PT 2

PT 124-14-511-003

PT 1

PT 2

PT 124-14-511-003

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
- 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
- PB 24-49 PLAT RECORDING NUMBER
- 5 LOT NUMBER
- GLS GOV. LOT NUMBER

ASSESSOR'S PARCELS - CLARK COUNTY, NV.

Briana Johnson - Assessor

BOOK T19S R61E

SEC. 14

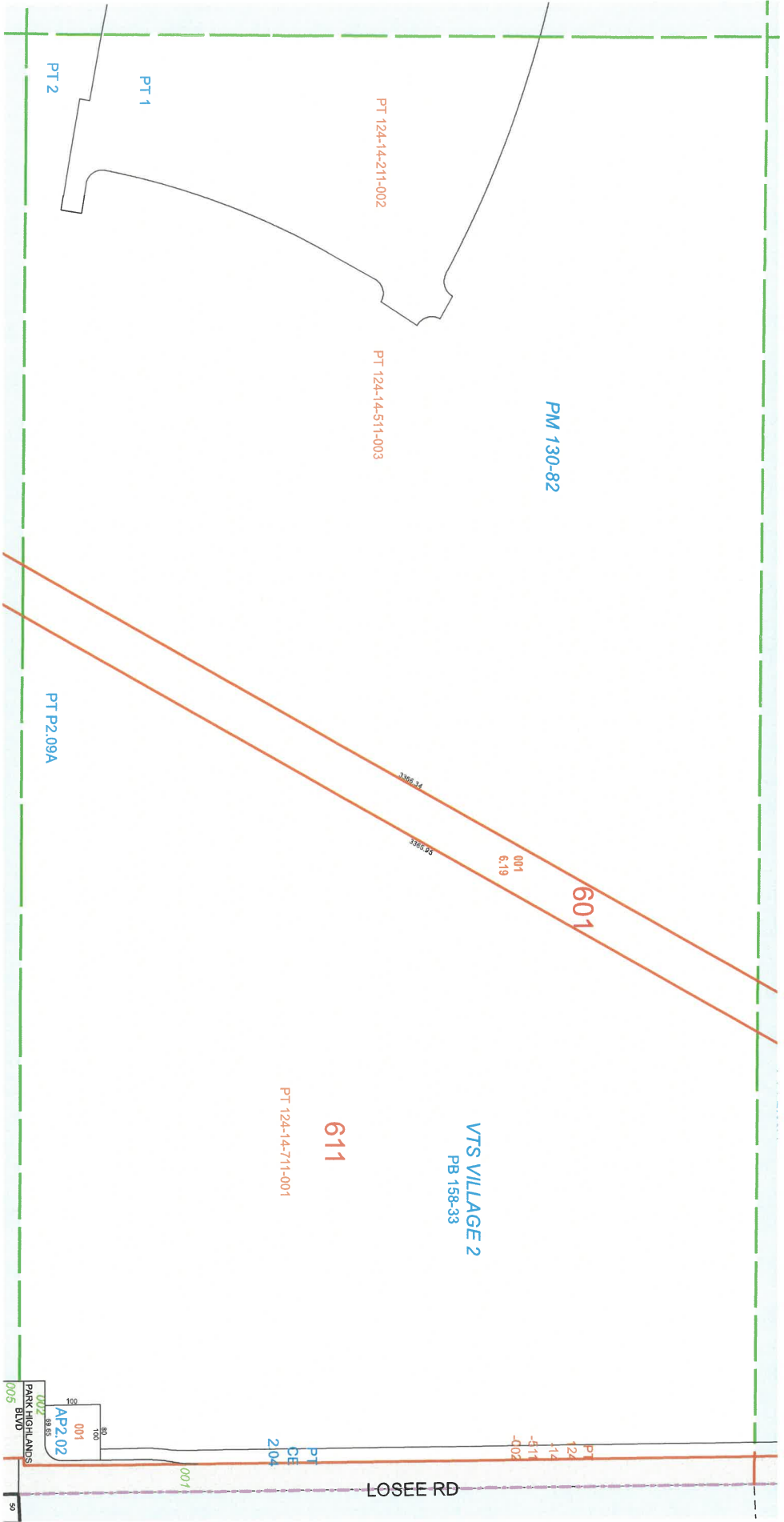
MAP S 2 NE 4

124-14-6

Scale: 1" = 200'

Rev: 8/19/2024

5 1 5 1



TAX DIST 250

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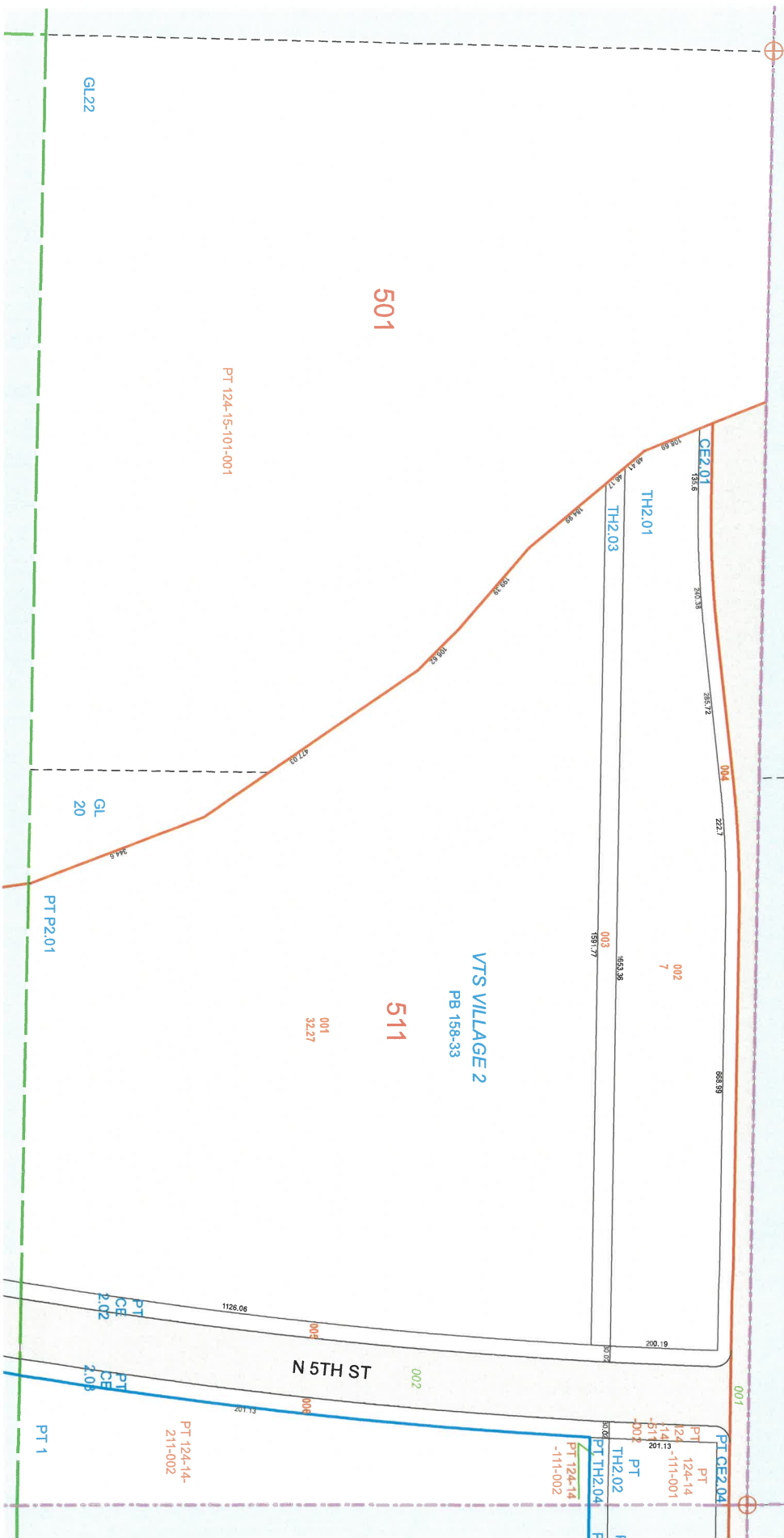
- | | | |
|-------------------|-----|-----------------------|
| PAGE BOUNDARY | 007 | ROAD PARCEL NUMBER |
| PAGE BOUNDARY | 000 | CONDOMINIUM UNIT |
| PAGE BOUNDARY | 000 | AIR SPACE POL. |
| ROAD EASEMENT | 100 | ACREAGE |
| RIGHT OF WAY POL. | 202 | PARCEL, SUBSEA NUMBER |
| WATER EASEMENT | 248 | PLAT RECORDING NUMBER |
| WATER EASEMENT | 5 | BLK NUMBER |
| WATER EASEMENT | 5 | LOT NUMBER |
| WATER EASEMENT | 5 | GOV. LOT NUMBER |

BOOK	T19S R61E	
100	101	102
125	124	123
138	139	140

Scale: 1" = 200'

6	5	4	3	2	1
7	8	9	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

MAP		N 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

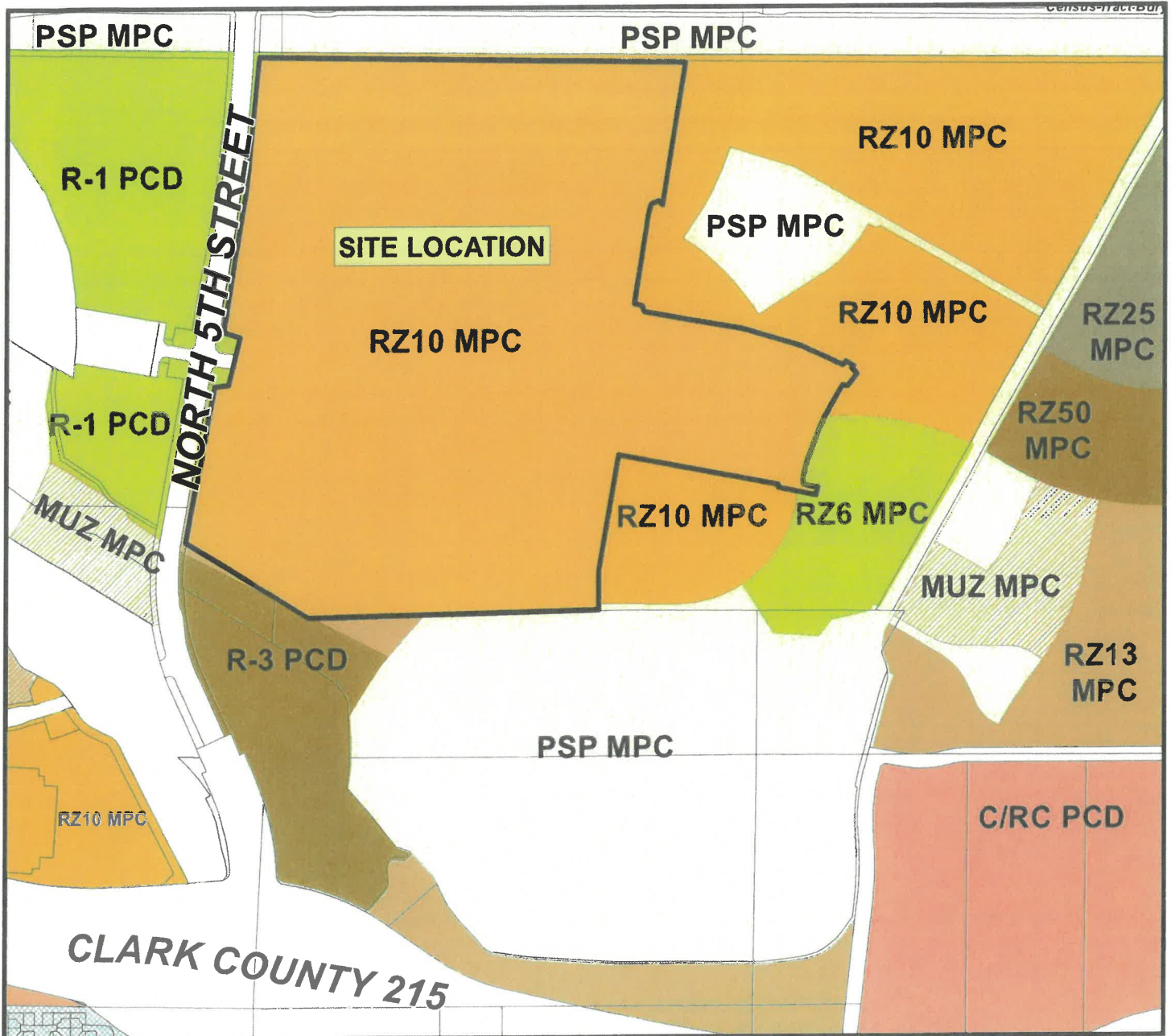


TAX DIST 250



THE CITY OF NORTH LAS VEGAS

Location & Zoning Map



0 1500 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-10-2024

09/05/2024

