

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-14-2024 **VTs Village 2 Parcel 2.07**
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. Modesto Ridge St.
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. Permanent structures cannot be built over the existing BLM Grant N-36864.
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=lovej@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 13:47:35-07'00'

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 2.07
Tentative Map Justification Letter
APN: 124-15-611-001, 124-15-5611-003, & a portion of 124-15-511-001**

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 2.07 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 23.13+/- acres with a 123-lot single-family residential subdivision, which results in a density of 5.31 dwelling units per acre.

The proposed subdivision will contain a single-family product with a typical lot size of 45-ft x 112-ft. There will be a single 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).

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

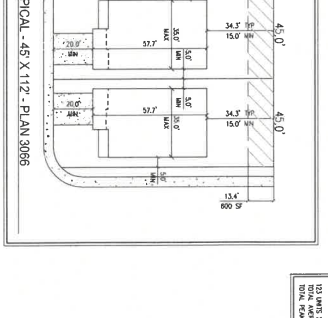
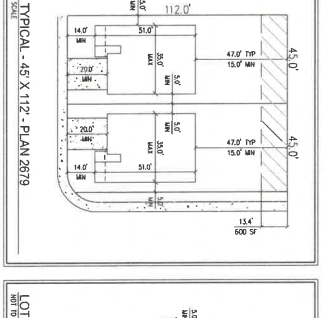
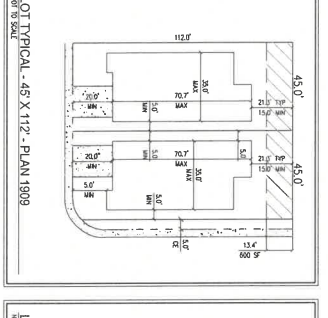
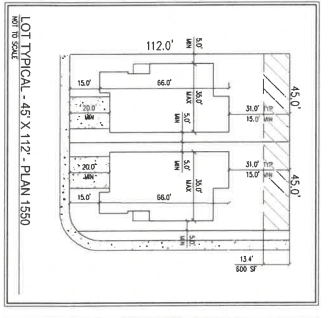
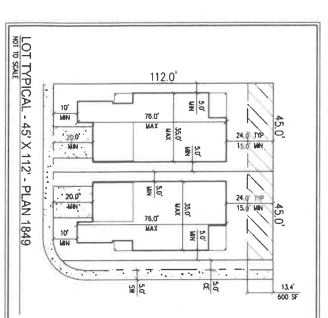
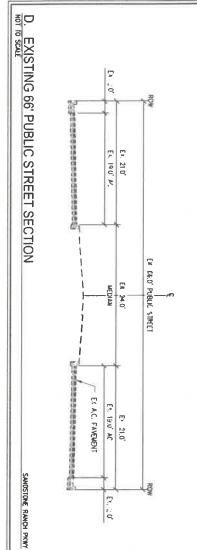
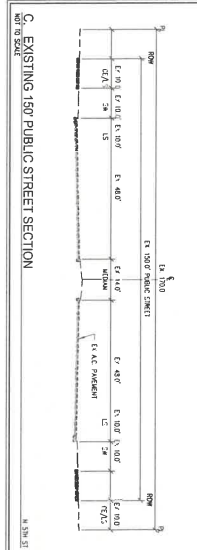
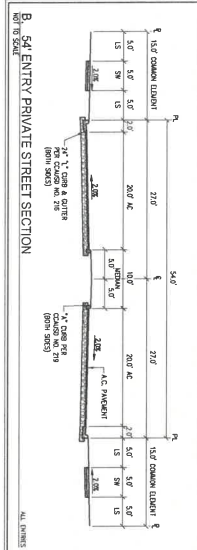
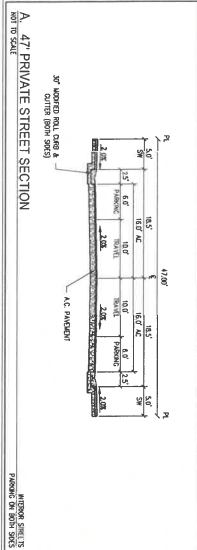


Jon Poll,
Market Lead, Single Family

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

TENTATIVE MAP
FOR
VILLAGE 2 AT TULE SPRINGS
PARCEL P2.07

A SINGLE FAMILY PROJECT LOCATED IN
THE CITY OF NORTH LAS VEGAS, NEVADA
APN 124-15-611-003, 124-15-611-001, & A PORTION OF 124-15-511-001



Revised
03/06/2025 8:15:43 AM
T-MAP-14-2025



SITE DATA	
APN 124-15-611-003	124-15-611-003
APN 124-15-611-001	124-15-611-001
APN 124-15-511-001	124-15-511-001
NET AREA	22,871 ACRES
CURRENT ZONING	R-1 PDS
TOTAL LOT COUNT	133
TOTAL DWELTS	133
NO. OF COMMON ELEMENTS	5.31 S.U./AC
STANDARD LOT SIZE	16,000 S.F. (0.37 AC)
STANDARD LOT SIZE	14,700 S.F. (0.33 AC)
STANDARD LOT SIZE	12,000 S.F. (0.27 AC)
OPEN SPACE REQUIRED	0.5 S.F. PER 1,000 S.F. OF GROUND COVER
OPEN SPACE PROVIDED	0.5 S.F. PER 1,000 S.F. OF GROUND COVER

NOTE	
THE APPLICANT HAS PROVIDED A LETTER OF INTENT TO THE CITY OF NORTH LAS VEGAS TO REQUEST A TENTATIVE MAP FOR THE PROJECT.	
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LEGAL DESCRIPTION	
THE PROJECT IS LOCATED WITHIN THE CITY OF NORTH LAS VEGAS, NEVADA, AND IS SUBJECT TO THE CITY OF NORTH LAS VEGAS, NEVADA, ZONING ORDINANCES.	
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BASIS OF BEARING	
THE BEARING IS BASED ON THE CITY OF NORTH LAS VEGAS, NEVADA, ZONING ORDINANCES.	
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NOTES:	
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UTILITY SERVICES BY	
WATER	CITY OF NORTH LAS VEGAS
SEWER	CITY OF NORTH LAS VEGAS
ELECTRICITY	CITY OF NORTH LAS VEGAS
TELEPHONE	CITY OF NORTH LAS VEGAS

ESTIMATED AVERAGE DAILY SEWER CONTRIBUTIONS	
133 DWELTS x 2.00 GPD/DWLT = 266 GPD	
133 DWELTS x 2.00 GPD/DWLT = 266 GPD	

OWNER INFORMATION	
PROJECT NAME	TULE SPRINGS VILLAGE 2 - PARCEL P2.07
OWNER	JOSEPH JOHNSON & ASSOCIATES, INC.
CONTACT	JOSEPH JOHNSON

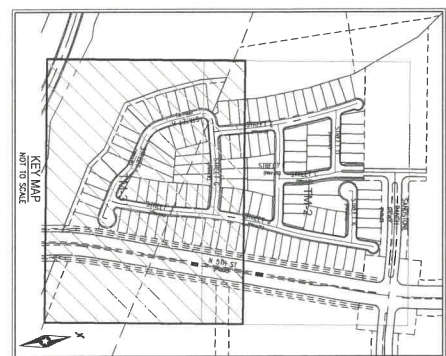
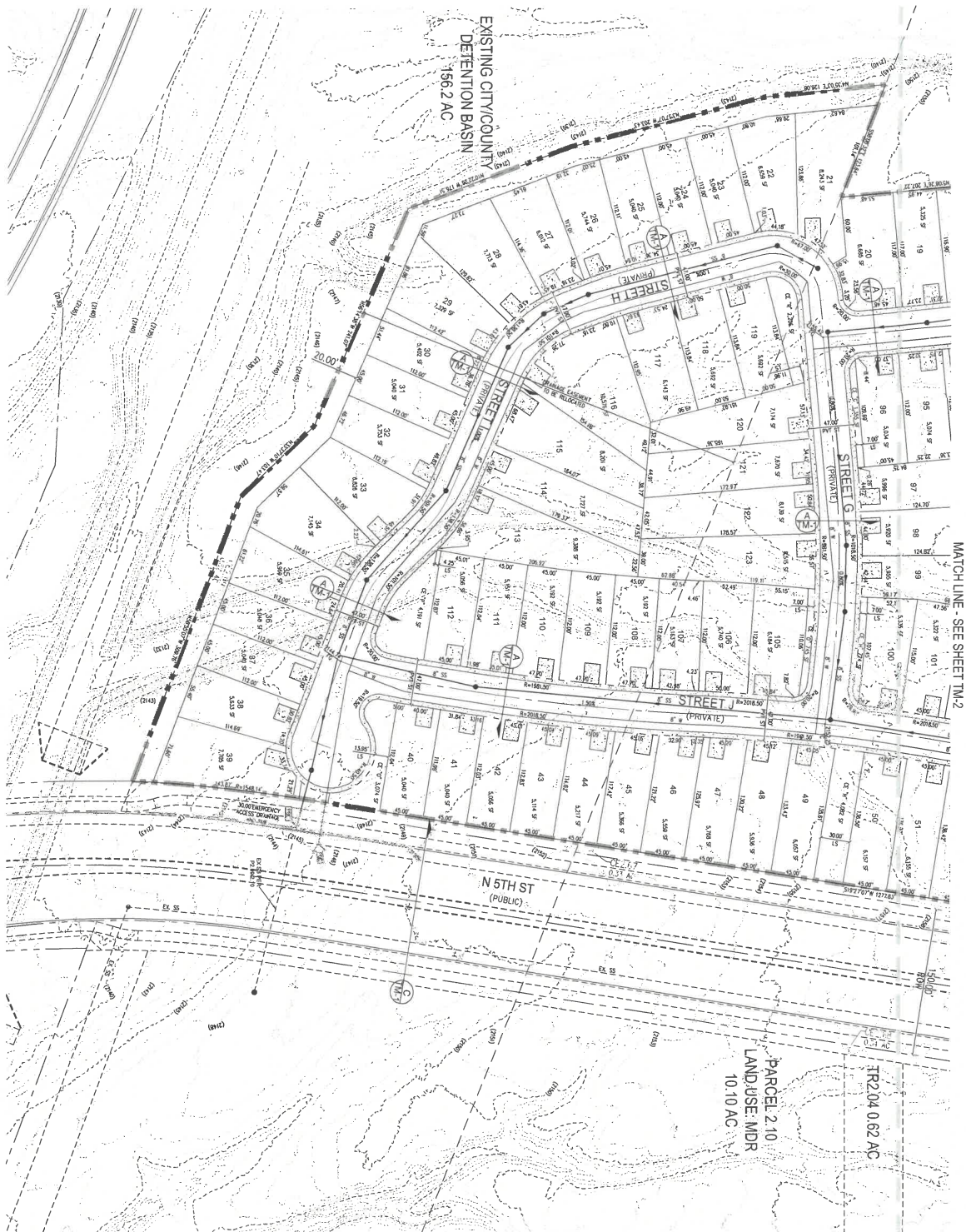
DEVELOPER INFORMATION	
PROJECT NAME	TULE SPRINGS VILLAGE 2 - PARCEL P2.07
DEVELOPER	JOSEPH JOHNSON & ASSOCIATES, INC.
CONTACT	JOSEPH JOHNSON

ENGINEER INFORMATION	
PROJECT NAME	TULE SPRINGS VILLAGE 2 - PARCEL P2.07
ENGINEER	JOSEPH JOHNSON & ASSOCIATES, INC.
CONTACT	JOSEPH JOHNSON

Westwood
Phone (702) 284-5300 5725 W. Badura Ave.
801 S. 15th St. Las Vegas, NV 89118
westwoodpros.com
Westwood Professional Services, Inc.

kb HOME
TULE SPRINGS VILLAGE 2 - PARCEL 2.07
TENTATIVE MAP
COVER SHEET

TM-1
SHEET 1 OF 3
DATE: 02/17/25
DESIGNER: PV
CHECKED: JSP
PROJECT NO: KBH2310-001
30623



Revised
03/06/2025 8:15:43 AM
T-MAP-14-2024

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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-14-2024 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 2.07

Project Description Development of 123 lot single-family residential subdivision
Located on North 5th & I-215
20.87 gross acres

APN's 124-15-511-001 & 124-15-611-001

Student Yield	Elementary School	Middle School	High School
Single-Family Units (1) 123	x 0.137 = 17	x 0.078 = 10	x 0.125 = 16
Multi-Family Units (2)	x 0.120 = 0	x 0.060 = 0	x 0.078 = 0
Resort Condo Units (3)			
Total	17	10	16

(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 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.

Briana Johnson - Assessor

—	CONDOMINIUM UNIT	007 ROAD PARCEL NUMBER
—	AIR SPACE POL.	202 PARCEL NUMBER
—	RIGHT OF WAY POL.	1.00 ACREAGE
—	SUB-SURFACE POL.	202 PARCEL SUBSECT. NUMBER
—		PLAT RECORDING NUMBER
—		5 BLOCK NUMBER
—		5 LOT NUMBER
—		94.5 GUY LOT NUMBER

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

Scale: 1" = 200'

SEC.	15				
0	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		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

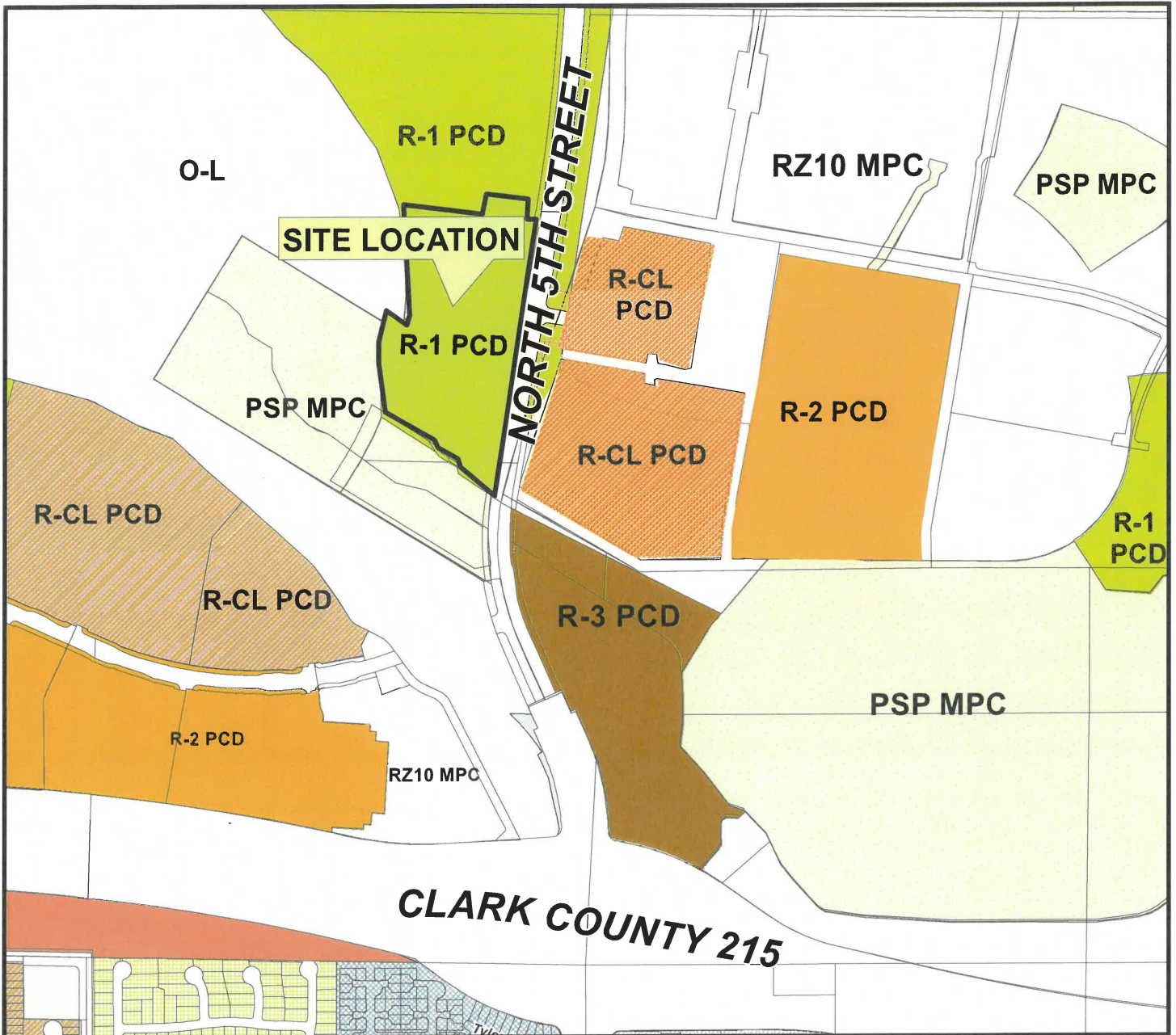


TAX DIST 250



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: Tentative Map
Request: To Allow a 123-Lot, Single-Family Residential Subdivision
Project Info: Southwest Corner of North 5th Street and Sandstone Ranch Parkway
Case Number: T-MAP-14-2024

2/19/2025

