

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.

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

0 100 200 400 600



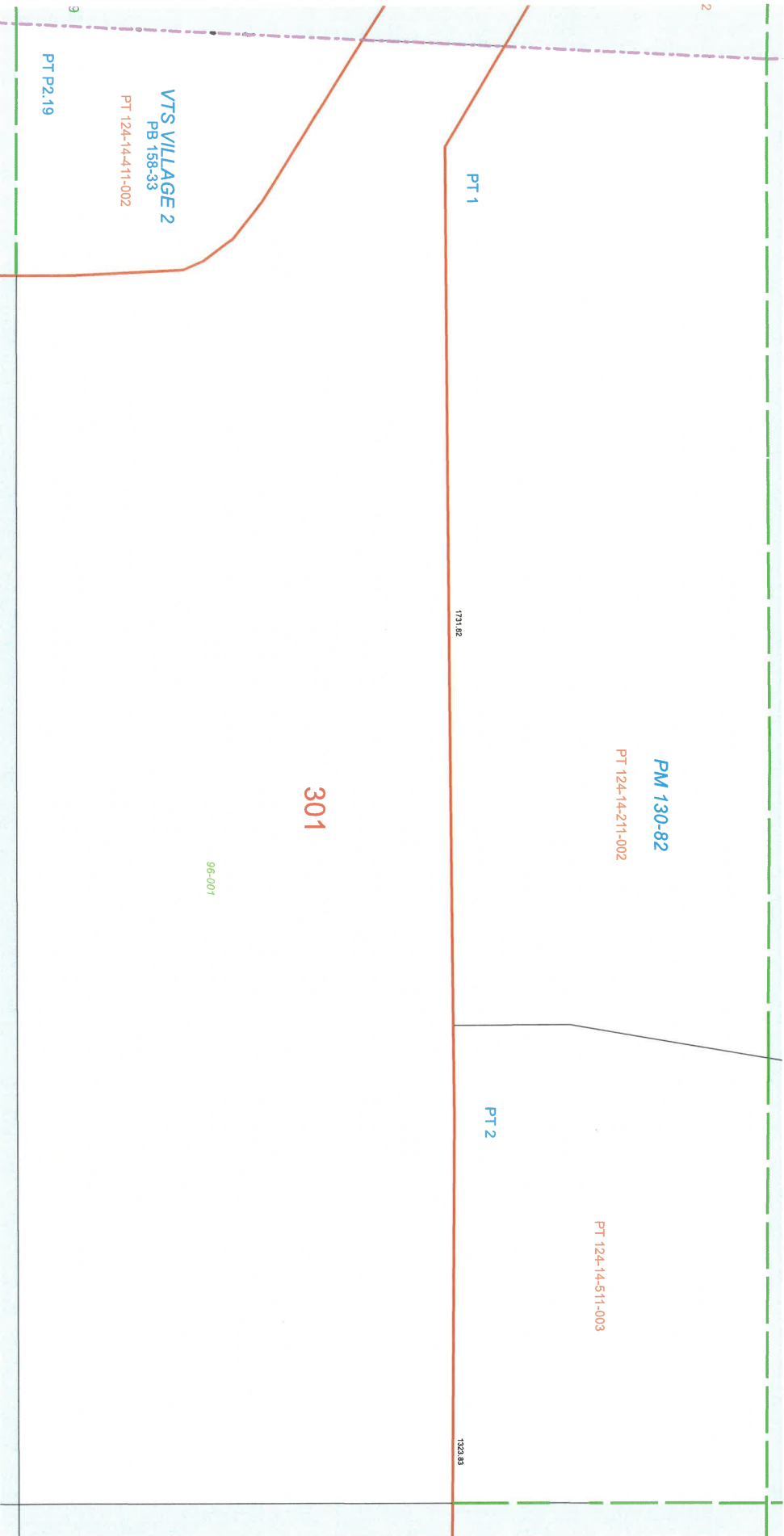
Briana Johnson - Assessor

PARCEL BOUNDARY	007	RACEL	PARCEL NUMBER
CONDOMINIUM UNIT			
PACEL BOUNDARY	001	RACEL	PARCEL NUMBER
AIR SPACE POL	1.00	ACREAGE	
RIGHT OF WAY POL	202	PARCEL, SUBAREA NUMBER	
MOBILE ESTABLISHMENT			
SUB-SURFACE POL	24	PLAT RECORDING NUMBER	
HISTORIC LOT LINE	5	LOT NUMBER	
HISTORIC SUB BOUNDARY			
HISTORIC PLME BOUNDARY	5	LOT NUMBER	
SECTION LINE	5	GOV. LOT NUMBER	

Scale: 1" = 200'

SEC.	14				
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31	32	33	34	35	36

MAP		N 2 S W 4	
8	4	8	4
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6	2	6	2
7	3	7	3
8	4	8	4
5	1	5	1



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.



Briana Johnson - Assessor

	PARCEL BOUNDARY	CONDOMINIUM UNIT	007 PARCEL NUMBER
SUB BOUNDARY	AIR SPACE POL	007 ROAD, RAIL, NUMBER	
PMLD BOUNDARY	RIGHT OF WAY PCL	001 PARCEL NUMBER	
PLASER FENCE LINE	SUB-SURFACE POL	1.00 AGRAEAE	
HISTORIC LOT LINE		202 PARCEL, SUBSISE NUMBER	
HISTORIC SUB BOUNDARY		PB 24-65 PLAT RECORDING NUMBER	
HISTORIC PMLD BOUNDARY		5 LOT NUMBER	
SECTION LINE		CG 5 GOV. LOT NUMBER	

BOOK

T19S R61E

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138	139	14014

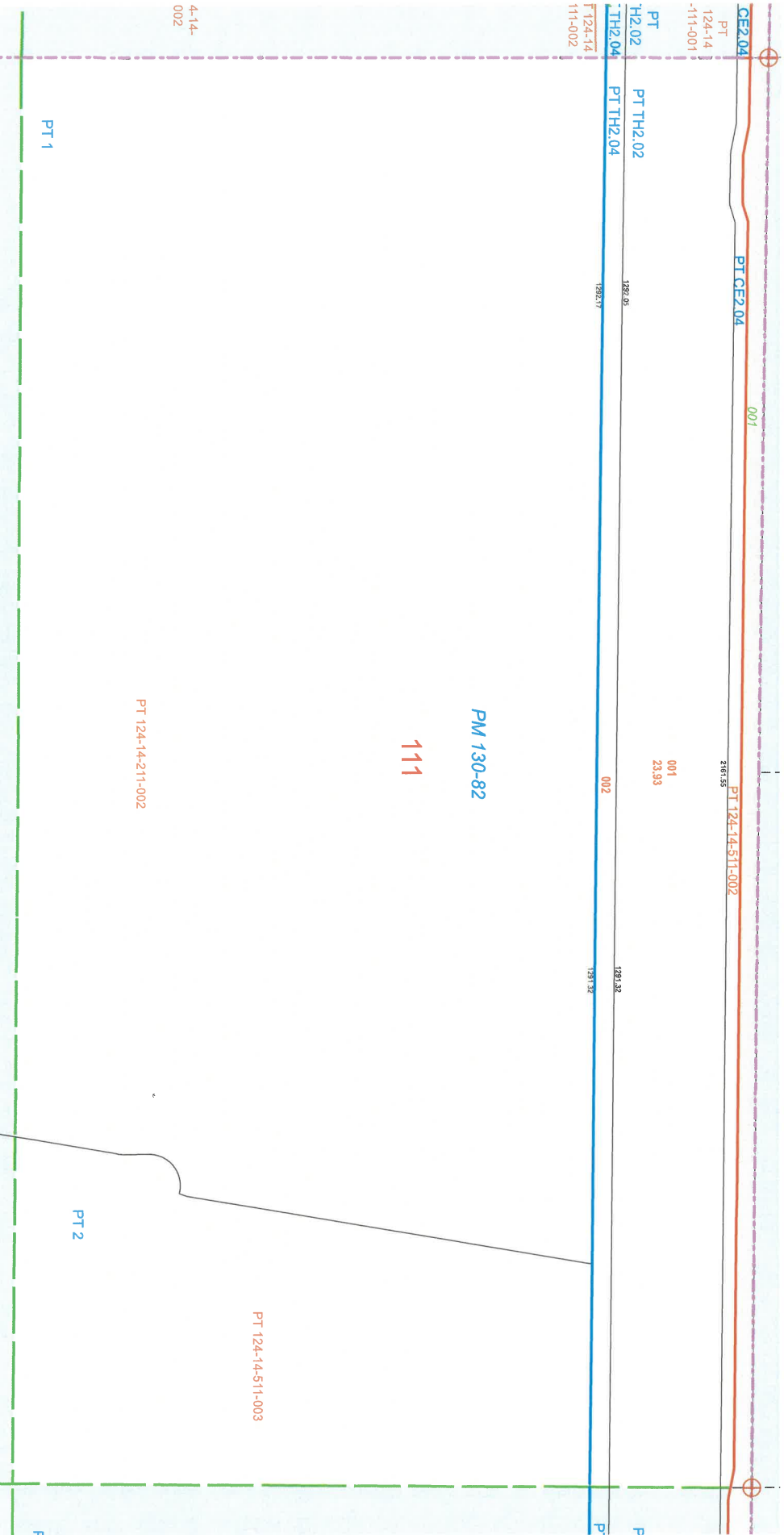
Scale: 1" = 200'

SEC.

14

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760	761	762	763	764	765
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886	887	888	889	890	891
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5086	5087	5088	5089	5090	5091
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MAP		N 2 NW 4	
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TAX DIST 250

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.

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

0 100 200 400 600



Briana Johnson - Assessor

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BOOK	T19S R61E
100	101
125	124
138	139
140	141

Scale: 1" = 200'

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MAP	S 2 NW 4				
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211

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167.51

PT 2

PT 124-14-511-003

PT 1

PT 2

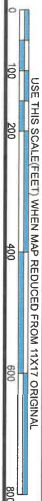
PT 124-14-511-003

PT

100

TAX DIST 250

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.



Quelques données de contexte en 2016

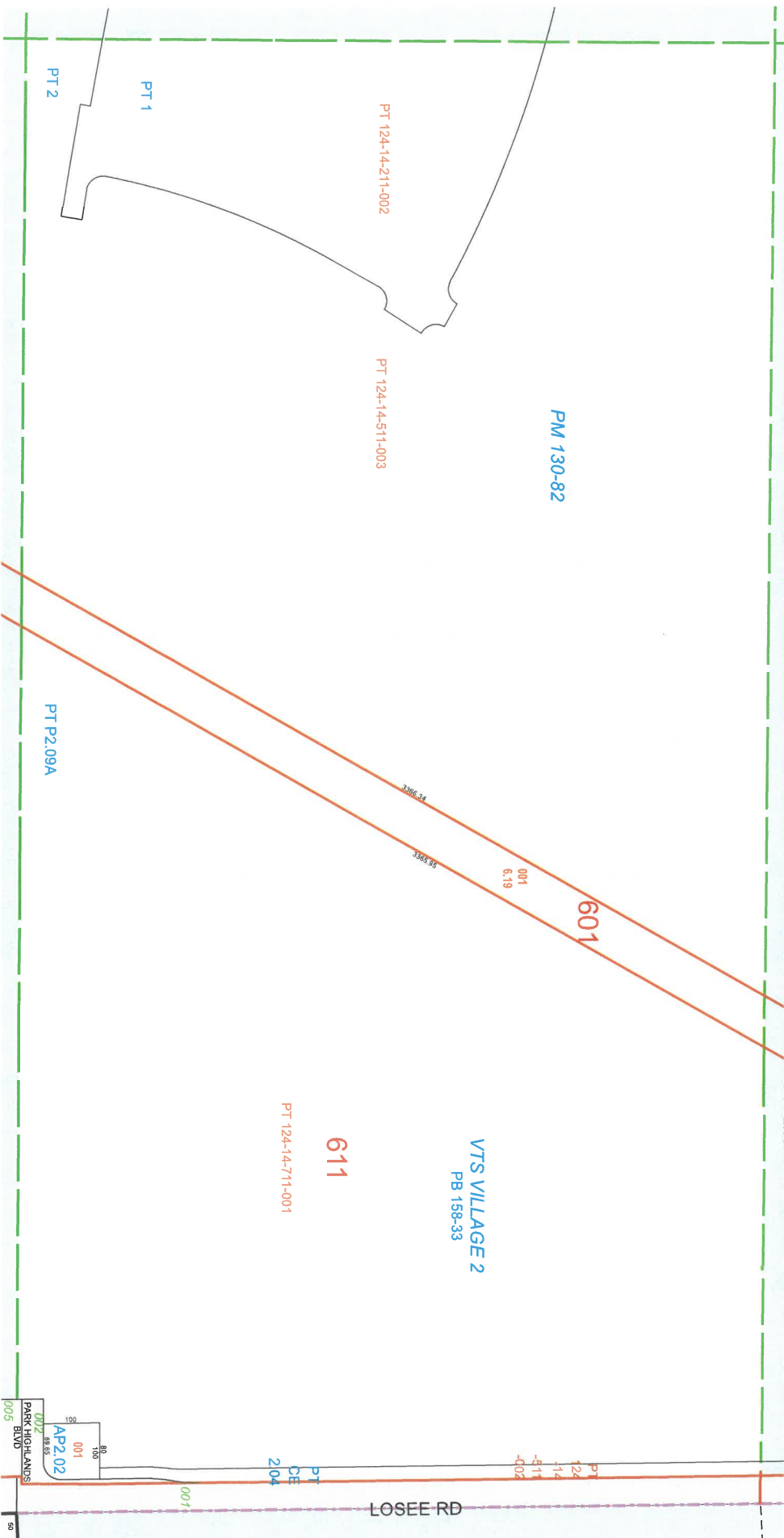
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| PARCEL BOUNDARY | | CONDOMINIUM UNIT | 0071 ROAD PARCEL NUMBER |
| SUB BOUNDARY | | AIR SPACE POL | 001 PARCEL NUMBER |
| ROAD EASEMENT | | RIGHT OF WAY POL | 1.00 ACRES |
| MATCH / LEADER LINE | | SUB-SURFACE POL | 202 PARCEL, SUB/SEQ NUMBER |
| HISTORIC LOT LINE | | | PB 24-45 PLAT RECORDING NUMBER |
| HISTORIC SUB BOUNDARY | | | 5 BLOCK NUMBER |
| HISTORIC PMV D BOUNDARY | | | 6 LOT NUMBER |
| SECTION LINE | | | GL-5 GOV. LOT NUMBER |

BOOK	T19S R61E	
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125	124	12312
138	139	14014

Scale: 1" = 200'

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19	20	21	22	23	24
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MAP		S 2 NE 4			
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5	1		5		1



TAX DIST 250

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.

MAP LEGEND

- PARCEL BOUNDARY
- SUB BOUNDARY
- PWLD BOUNDARY
- ROAD EASEMENT
- WATOH/LEADER LINE
- HISTORIC LOT LINE
- HISTORIC SUB BOUNDARY
- SECTION LINE
- CONDOMINIUM UNIT
- AIR SPACE PCL
- RIGHT OF WAY PCL
- SUB-SURFACE PCL
- 001 PARCEL NUMBER
- 1.00 ACREAGE
- 202 PARCEL SUBSEQ NUMBER
- PB 24-45 PLAT RECORDING NUMBER
- 5 BLOCK NUMBER
- 5 LOT NUMBER
- GL 5 GOV LOT NUMBER

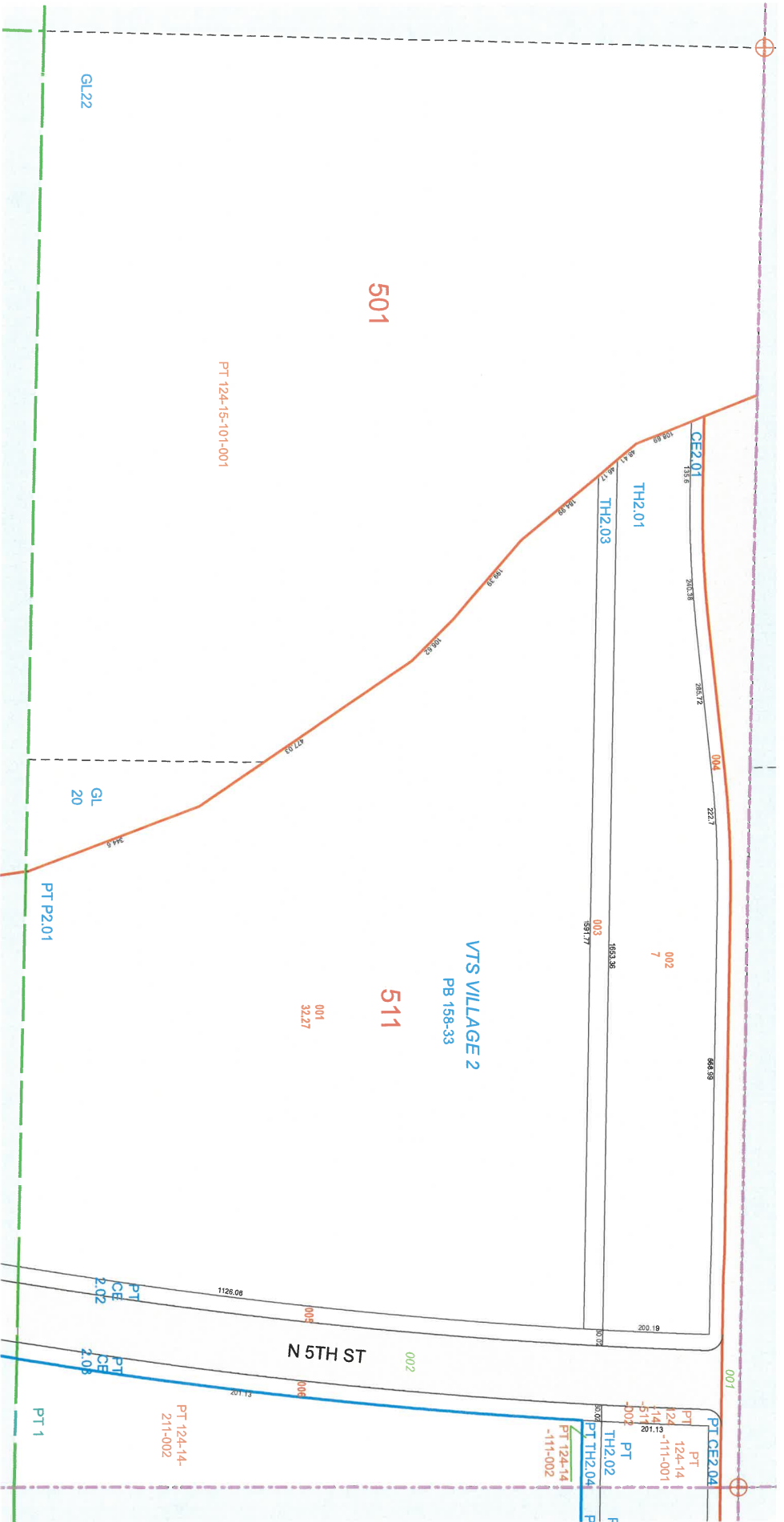
ASSESSOR'S PARCELS - CLARK COUNTY, NV.
Briana Johnson - Assessor

BOOK	19S	R61E
100	101	102
125	124	123
138	139	140

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7	2
8	1

MAP	N 2 NE 4
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6	2
7	3
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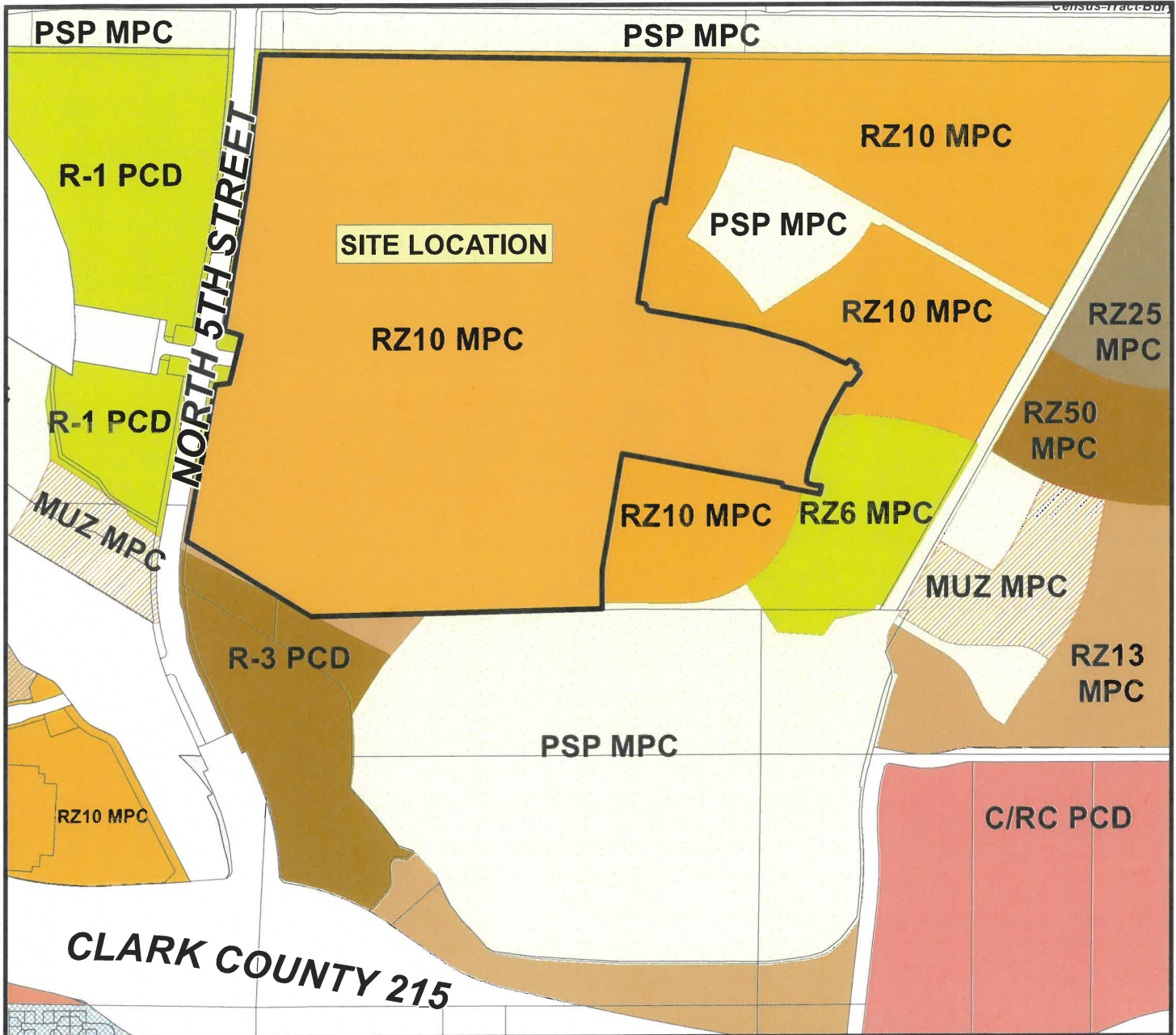
124-15-5





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-09-2024

09/05/2024

