

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.

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



- | | | | |
|--|------------------------|--|-------------------|
| | PARCEL BOUNDARY | | CONDOMINIUM UNIT |
| | SUB-BOUNDARY | | AIR SPACE PCL. |
| | ROAD EASEMENT | | RIGHT OF WAY PCL. |
| | MATCH-1/LEADER LINE | | SUB-SURFACE PCL. |
| | HISTORIC LOT LINE | | |
| | HISTORIC SUB-BOUNDARY | | |
| | HISTORIC PMLD BOUNDARY | | |
| | SECTION LINE | | |
-
- | | |
|--|-----------------------------|
| | 007 ROAD PARCEL NUMBER |
| | 101 PARCEL NUMBER |
| | 202 ACRES |
| | 203 PARCEL, SUBSEA NUMBER |
| | PB #4 PLAT RECORDING NUMBER |
| | 5 BLOCK NUMBER |
| | 5 LOT NUMBER |
| | GLS GOV. LOT NUMBER |

GL5 GOV. LOT NUMBER

| | | |
|-----|-----|-------|
| 100 | 101 | 10210 |
| 125 | 124 | 123 |
| 138 | 139 | 14014 |

Scale: 1" = 200'

SEC.

14

| | | | | | |
|----|----|----|----|----|----|
| 6 | 5 | 4 | 3 | 2 | 1 |
| 7 | 8 | 0 | 10 | 11 | 12 |
| 16 | 17 | 16 | 15 | 14 | 13 |
| 19 | 20 | 21 | 22 | 23 | 24 |
| 30 | 29 | 28 | 27 | 26 | 25 |
| 31 | 32 | 33 | 34 | 35 | 36 |

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Rev: 8/19/2024

| | | | |
|-----|---|----------|---|
| 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 |

| | | | |
|---|---|---|---|
| 5 | 1 | 5 | 1 |
|---|---|---|---|



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

Briana Johnson - Assessor

PM 130-82

PT 124-14-211-002

PT 124-14-511-003

PT 1

1731.82

PT 2

1323.83

301

96-001


VTS VILLAGE 2
PB 158-33

PT 124-14-411-002

PT P2.19

TAX DIST 250




USE THIS SCALE (FEET) WHEN MAP REDUCED FROM 11x17 ORIGINAL



0 100 200 400 600 800



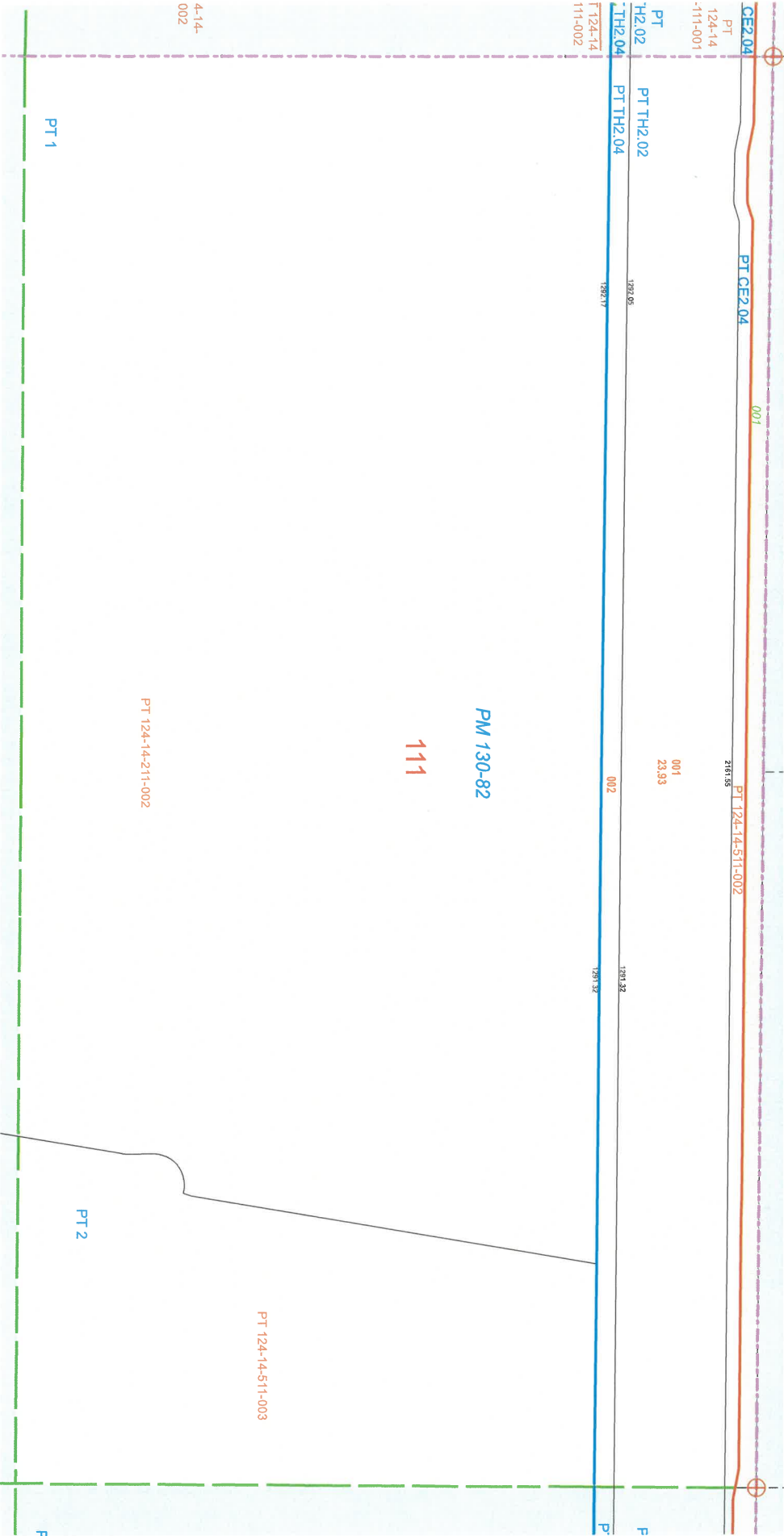
Briana Johnson - Assessor

| | | | |
|-------------------------|---|------------------|---------------------------------|
| PARCEL BOUNDARY |  | CONDOMINIUM UNIT | 007 ROAD PARCEL NUMBER |
| SUB BOUNDARY |  | AIR SPACE POL | 001 RACIAL NUMBER |
| PALMD BOUNDARY |  | RIGHT OF WAY POL | 1.00 ACREAGE |
| PARCEL EASEMENT LINE |  | SUB-SURFACE POL | 202 PARCEL, SUBJECT NUMBER |
| SECTION LINE |  | | PB 24-45 FLOOD RECORDING NUMBER |
| HISTORIC LOT LINE |  | | 5 BLOCK NUMBER |
| HISTORIC SUB BOUNDARY |  | | 5 LOT NUMBER |
| HISTORIC PALMD BOUNDARY |  | | GL-5 GOV. LOT NUMBER |
| SECTION LINE |  | | |

Scale: 1" = 200'

| | |
|------|----|
| SEC. | 14 |
| 6 | 5 |
| 7 | 8 |
| 8 | 9 |
| 9 | 10 |
| 10 | 11 |
| 11 | 12 |
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| 28 | 29 |
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| 30 | 31 |
| 31 | 32 |
| 32 | 33 |
| 33 | 34 |
| 34 | 35 |
| 35 | 36 |

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| MAP | | N2NW4 | | | |
| 5 | 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

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



Briana Johnson - Assessor

| | | |
|-----|-----|-------|
| 100 | 101 | 10210 |
| 125 | 124 | 123 |
| 138 | 139 | 14014 |

Scale: 1" = 200'

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|----|----|----|----|----|----|
| 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 |

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



211


002
167.51

PT 124-14-511-003

PT 124-14-511-003

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 | Parcel Number |
|-----------------|------------------|---------------------------|
| Parcel Boundary | Condominium Unit | 007 ROAD PARCEL NUMBER |
| Parcel Boundary | Air Space Pct | 001 FARREL NUMBER |
| Parcel Boundary | Right of Way Pct | 1.00 ACREAGE |
| Parcel Boundary | Sub-Surface Pct | 202 PARCEL, SUBSFO NUMBER |
| Parcel Boundary | | 245 PLAT/RECORDING NUMBER |
| Parcel Boundary | | 5 BLOCK NUMBER |
| Parcel Boundary | | LOT NUMBER |
| Parcel Boundary | | 91.5 GOV. LOT NUMBER |

| | | |
|------|-----------|-------|
| BOOK | T19S R61E | |
| 100 | 101 | 10210 |
| 125 | 124 | 12312 |
| 138 | 139 | 14014 |

Scale: 1" = 200'

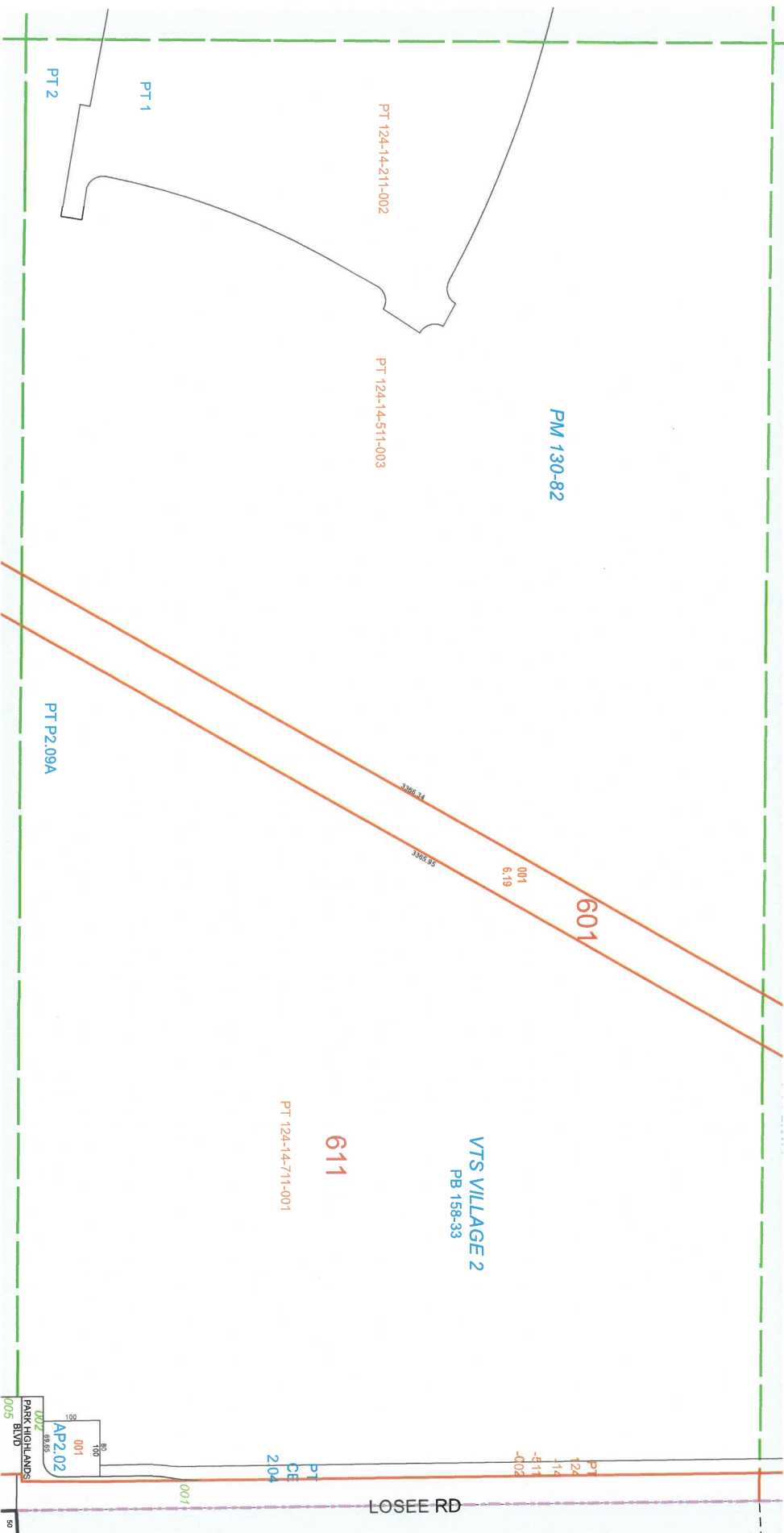
SEC.

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 |

Rev: 8/19/2024

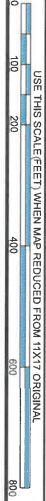
| | | | | | |
|-----|---|----------|---|--|---|
| MAP | | S 2 NE 4 | | | |
| 8 | 4 | | 8 | | 4 |
| 5 | 1 | | 5 | | 1 |
| 6 | 2 | | 6 | | 2 |
| 7 | 3 | | 7 | | 3 |
| 8 | 4 | | 8 | | 4 |
| 5 | 1 | | 5 | | 1 |



TAX DIST 250

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.



PARCEL BOUNDARY

SUB BOUNDARY

PIMLD BOUNDARY

ROAD EASEMENT

MATCH / LEADER LINE

HISTORIC LOT LINE

HISTORIC SUB BOUNDARY

HISTORIC PIMLD BOUNDARY

SECTION LINE

Legend:

- Parcel Boundary (Solid black line)
- Sub Boundary (Solid blue line)
- Pimld Boundary (Solid red line)
- Road Easement (Dashed blue line)
- Match / Leader Line (Dashed red line)
- Historic Lot Line (Dashed black line)
- Historic Sub Boundary (Dashed blue line)
- Historic Pimld Boundary (Dashed red line)
- Section Line (Dashed black line)

| | | |
|------------------|---------|-----------------------|
| CONDOMINIUM UNIT | 007 | ROAD PARCEL NUMBER |
| AIR SPACE POL | 001 | PARCEL NUMBER |
| RIGHT OF WAY POL | 1.00 | ACREAGE |
| SUB-SURFACE POL | 202 | PARCEL SUB/SEA NUMBER |
| | P8-2445 | PLAT RECORDING NUMBER |
| | 5 | BLOCK NUMBER |
| | 5 | LOT NUMBER |
| | GL5 | GOV. LOT NUMBER |

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

Scale: 1" = 200'

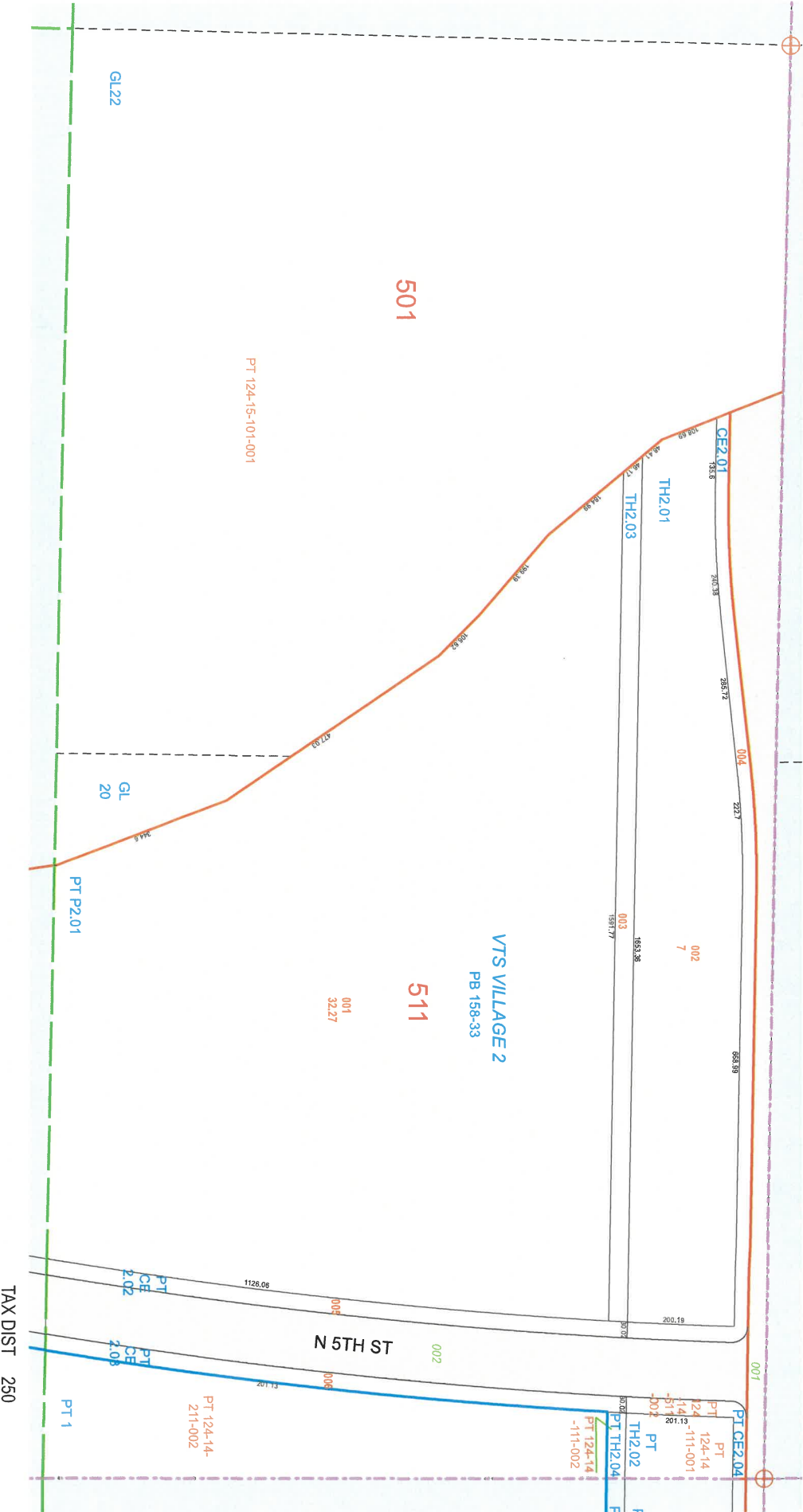
Rev: 8/19/2024

Rev: 8/19/2024

| | | | |
|-----|---|----------|---|
| MAP | | N 2 NE 4 | |
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| 5 | 1 | 5 | 1 |
| 6 | 2 | 6 | 2 |
| 7 | 3 | 7 | 3 |
| 8 | 4 | 8 | 4 |
| 5 | 1 | 5 | 1 |



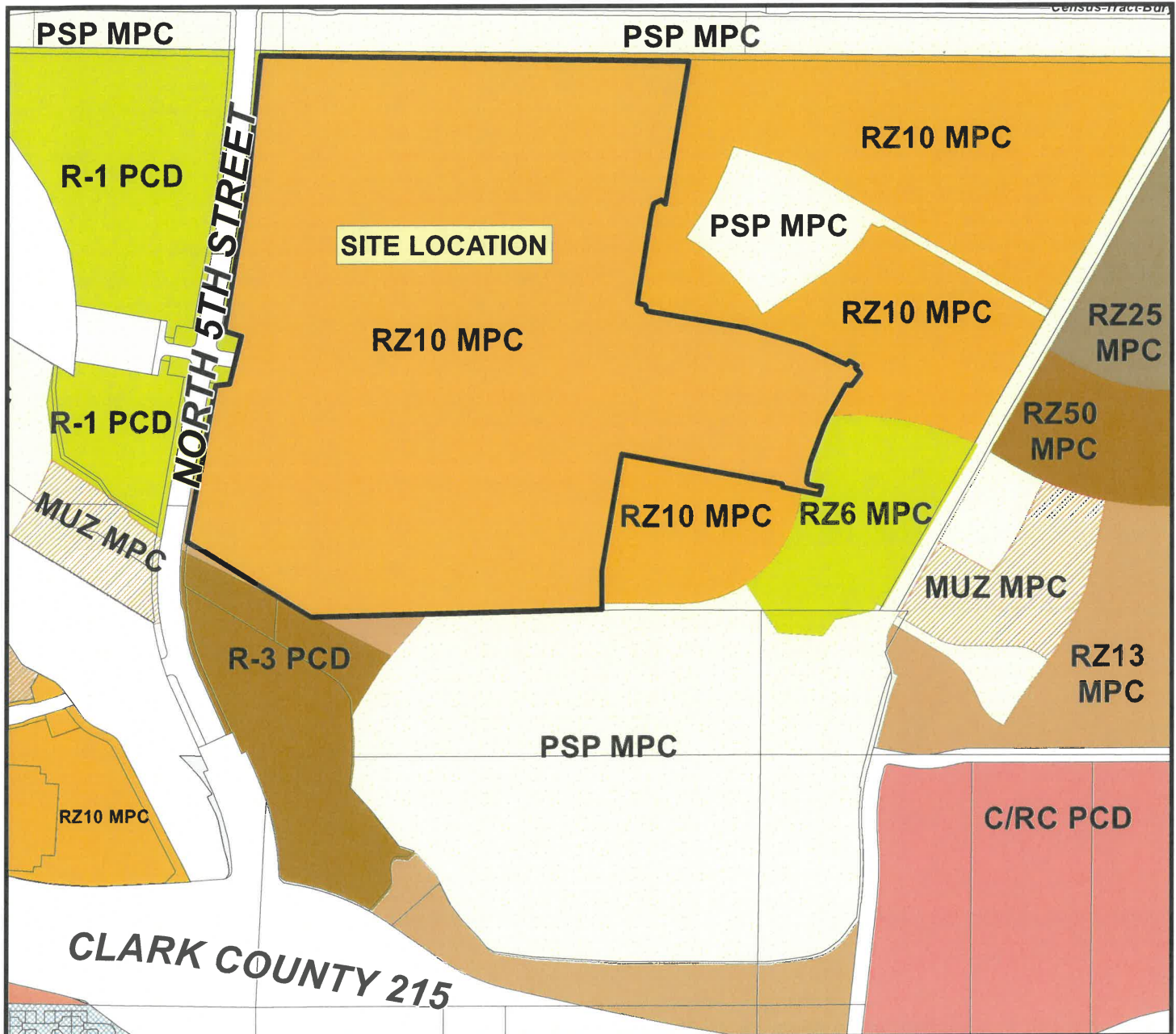
ASSESSOR'S PARCELS - CLARK COUNTY, NV.
Briana Johnson - Assessor





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-10-2024

09/05/2024

