

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.

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

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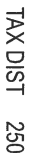


Briana Johnson - Assessor

- GL5 GOV. LOT NUMBER

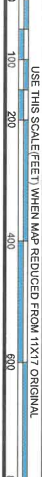
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18	17	16	15	14	13
19	20	21	22	23	24
30	29	28	27	26	25
31	32	33	34	35	36

MAP			
N2SW4			
8	4	8	4
5	1	5	1
6	2	6	2
7	3	7	3
8	4	8	4



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



Briana Johnson - Assessor

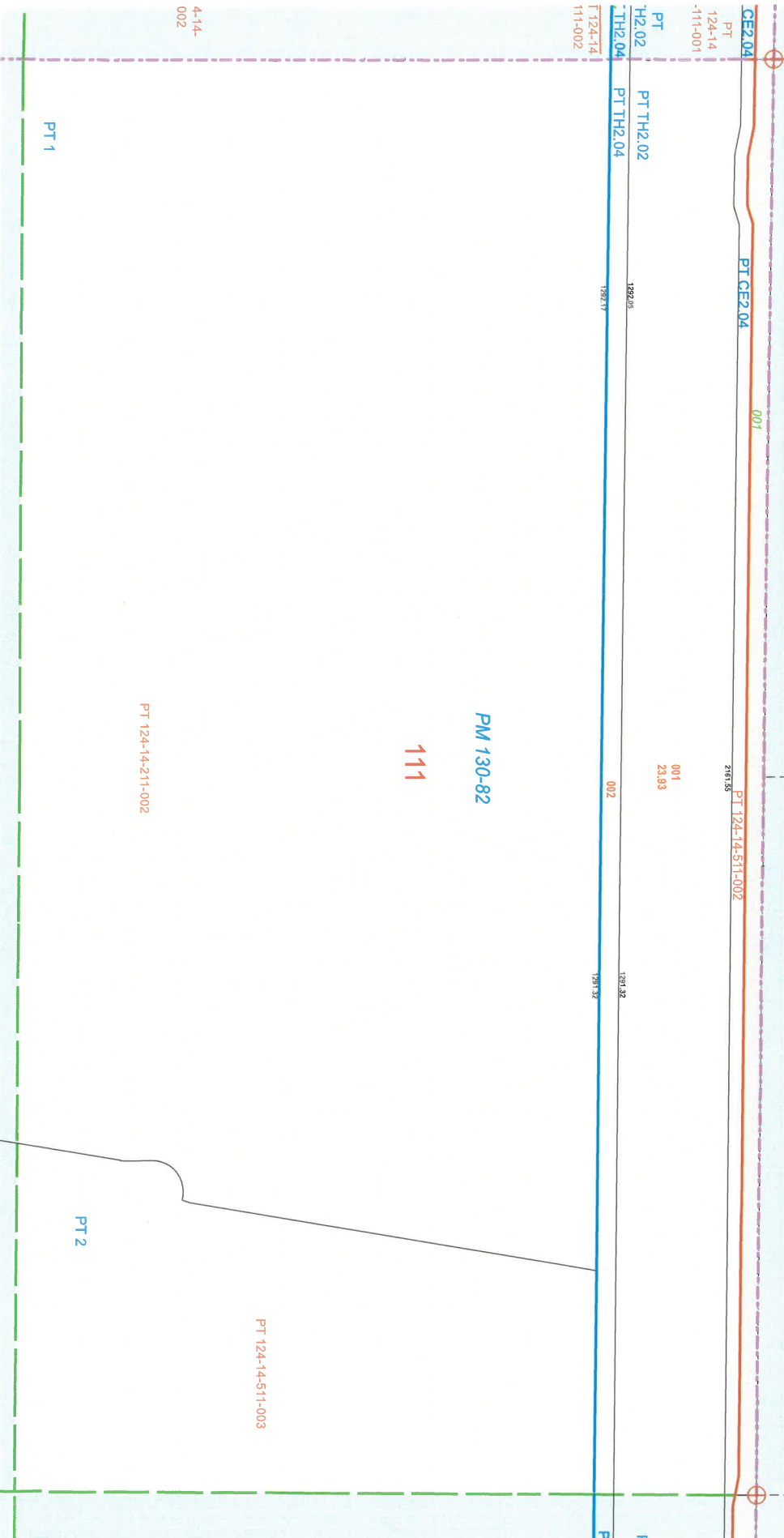
Parcel Boundary	Condominium Unit	007 Road Parcel Number
Sub Boundary	Air Space Pool	001 Road Number
Paved Boundary	Right of Way PCL	1.00 Acreage
Match / Easement	Sub-Surface PCL	202 Parcel, Subarea Number
Historic Lot Line		PB 24-45-PLAT RECORDING NUMBER
Historic Sub Boundary		5 Plot Number
Historic Paved Boundary		5 Lot Number
Section Line		9-5 LOT NUMBER

BOOK	T19S	R61E
100	101	10210
125	124	123
138	139	14014

Scale: 1" = 200'

SEC.	14				
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



TAX DIST 250

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US TISS SCALE (FEET) WHEN MAX REDUCED FROM 11A1 ORIGINAL	
100	200
400	600



Briana Johnson - Assessor

PARCEL BOUNDARY	<input type="checkbox"/>	CONDOMINIUM UNIT	007	ROAD	PARCEL NUMBER
SUB-SPACE POL	<input type="checkbox"/>	AIR SPACE POL	001	PARCEL NUMBER	
PALMD BOUNDARY	<input type="checkbox"/>	RIGHT OF WAY POL	1.00	ACREAGE	
MATCH / LEADER LINE	<input type="checkbox"/>	SUB-SURFACE POL	202	PARCEL, SUBSUE NUMBER	
HISTORIC LOT LINE	<input type="checkbox"/>		PB 24-5	PLAT RECORDING NUMBER	
HISTORIC PALMD BOUNDARY	<input type="checkbox"/>		5	LOT NUMBER	
SECTION LINE	<input type="checkbox"/>		GL-5	GOV. LOT NUMBER	

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
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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



211

PT 1

PT 124-14-511-003

PT 124-14-511-003

2

TAX DIST 250

01000200400600800

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

01000200400600800

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.

MAP LEGEND

PARCEL BOUNDARY

SUB BOUNDARY

PWLD BOUNDARY

ROAD EASEMENT

MATCH / LEADER LINE

HISTORIC LOT LINE

HISTORIC SUB BOUNDARY

HISTORIC PWLD 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 24-45 PLAT RECORDING NUMBER

5 BLOCK NUMBER

GL 5 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

CLARK COUNTY
NEVADA

The map displays several land parcels in Clark County, NV. The parcels are labeled as follows:

- PM 130-82**: A large parcel in the upper right, colored light blue.
- 601**: A parcel in the center, colored orange.
- 611**: A parcel in the lower right, colored orange.
- VTs VILLAGE 2**: A parcel in the lower right, colored light blue.

Points of interest include:

- PT 1** and **PT 2**: Located near the top left.
- PT P2.09A**: Located near the center left.
- PT 124-14-211-002**: Located near the top center.
- PT 124-14-511-003**: Located near the top center.
- PT 124-14-711-001**: Located near the bottom center.
- PT 124-14-211-002**: Located near the bottom center.

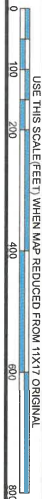
A scale bar at the top indicates distances from 0 to 800 feet. A north arrow is located in the top right corner. The map also shows a road labeled **LOSEE RD** at the bottom.

TAX DIST 250

NOTES

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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	KORREKASE
ROAD ENGAGEMENT	SUB-SURFACE POL	202	PARCEL SUBJECT NUMBER
MATCH / LEADER LINE		PB 24-45	PLAT RECORDING NUMBER
HISTORIC LOT LINE		5	BLOCK NUMBER
HISTORIC SUB BOUNDARY		6	LOT NUMBER
HISTORIC PAULD BOUNDARY SECTION LINE		GL 5	GOV. LOT NUMBER

BOOK

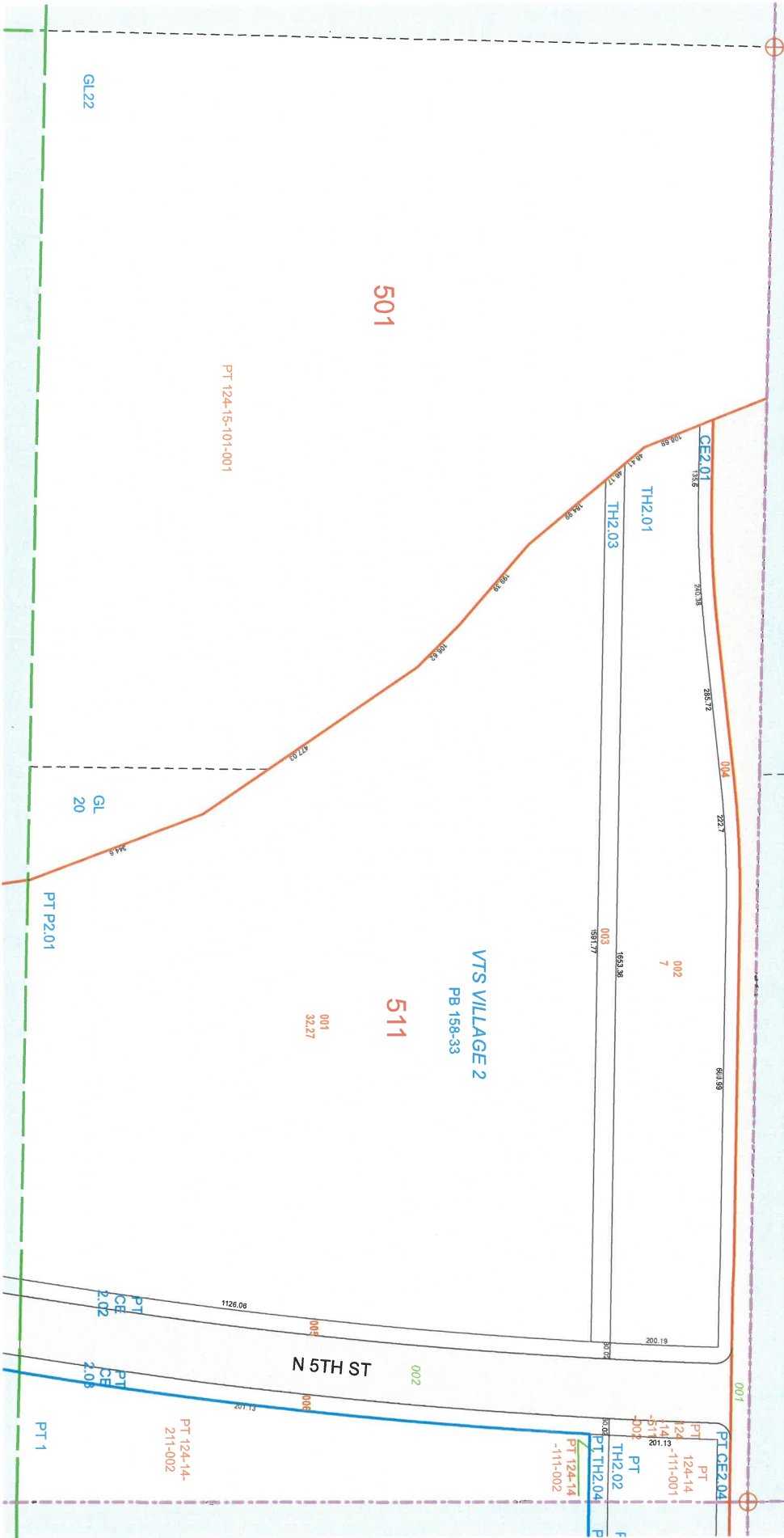
T19S R61E

100	101	102
125	124	123
138	139	140

Scale: 1" = 200'

SEC.	15				
6	5	4	3	2	1
7	8	9	10	11	12
18	17	16	15	14	13
19	20	21	22	23	24
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

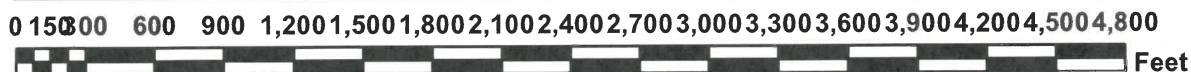
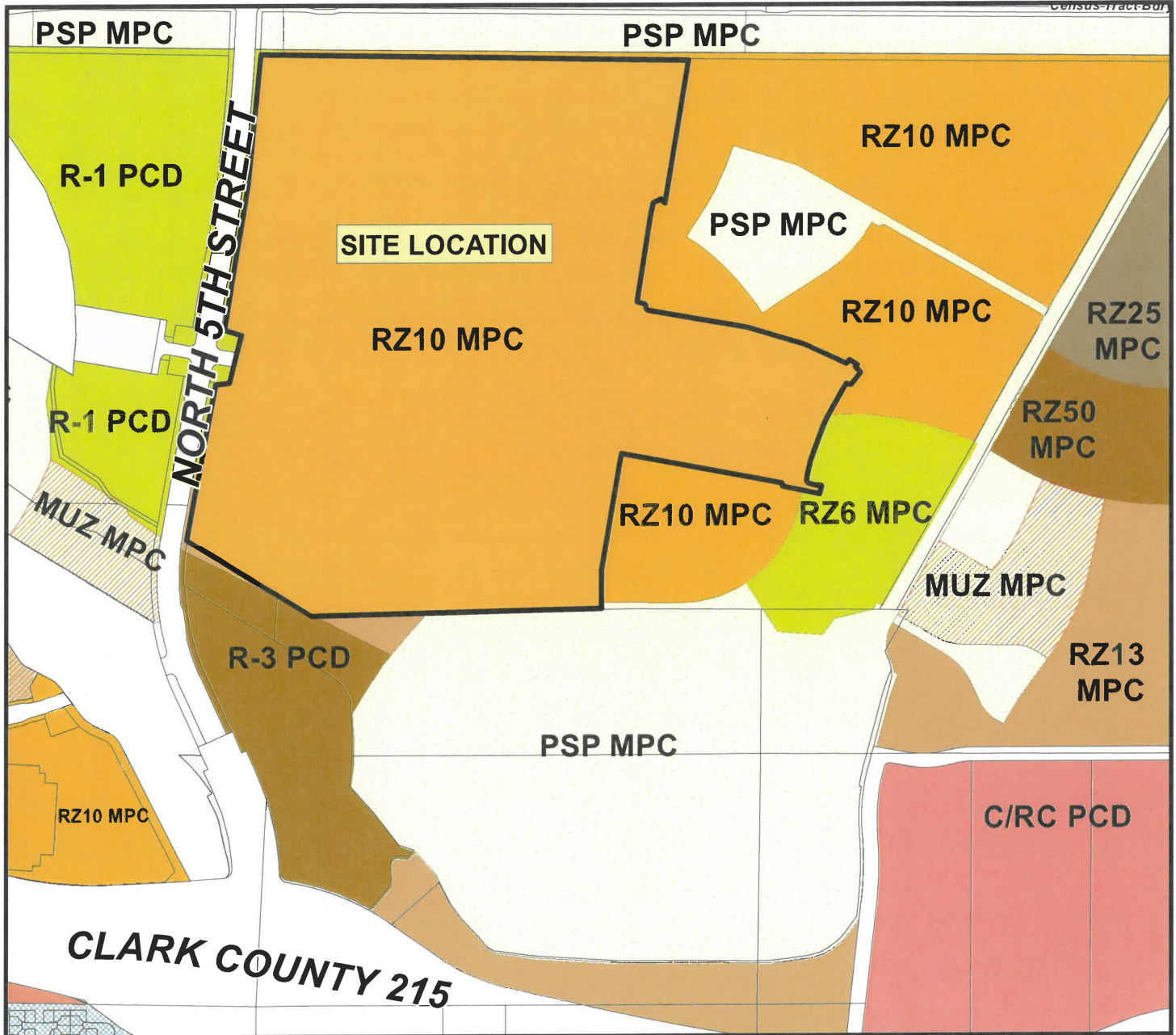


TAX DIST 250



THE CITY OF NORTH LAS VEGAS

Location & Zoning Map



Applicant: KB Home
 Application Type: Property Reclassification
 Request: From MPC RZ10 (Residential Zone Up to 10 DU/AC Master Plan Community)
 to R-2 PCD (Planned Community District Medium-High Density Residential)
 Project Info: Approximately 1,500 Feet North of Clark County 215
 and North 5th Street Intersection
 Case Number: ZN-13-2024

09/05/2024

