

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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- **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.

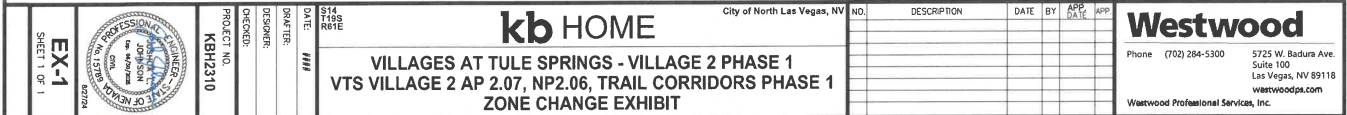
Thank you in advance for your consideration of the above request for minor modification. If you have any questions or need additional information, please do not hesitate to let me know.

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

0 100 200 400 600 800



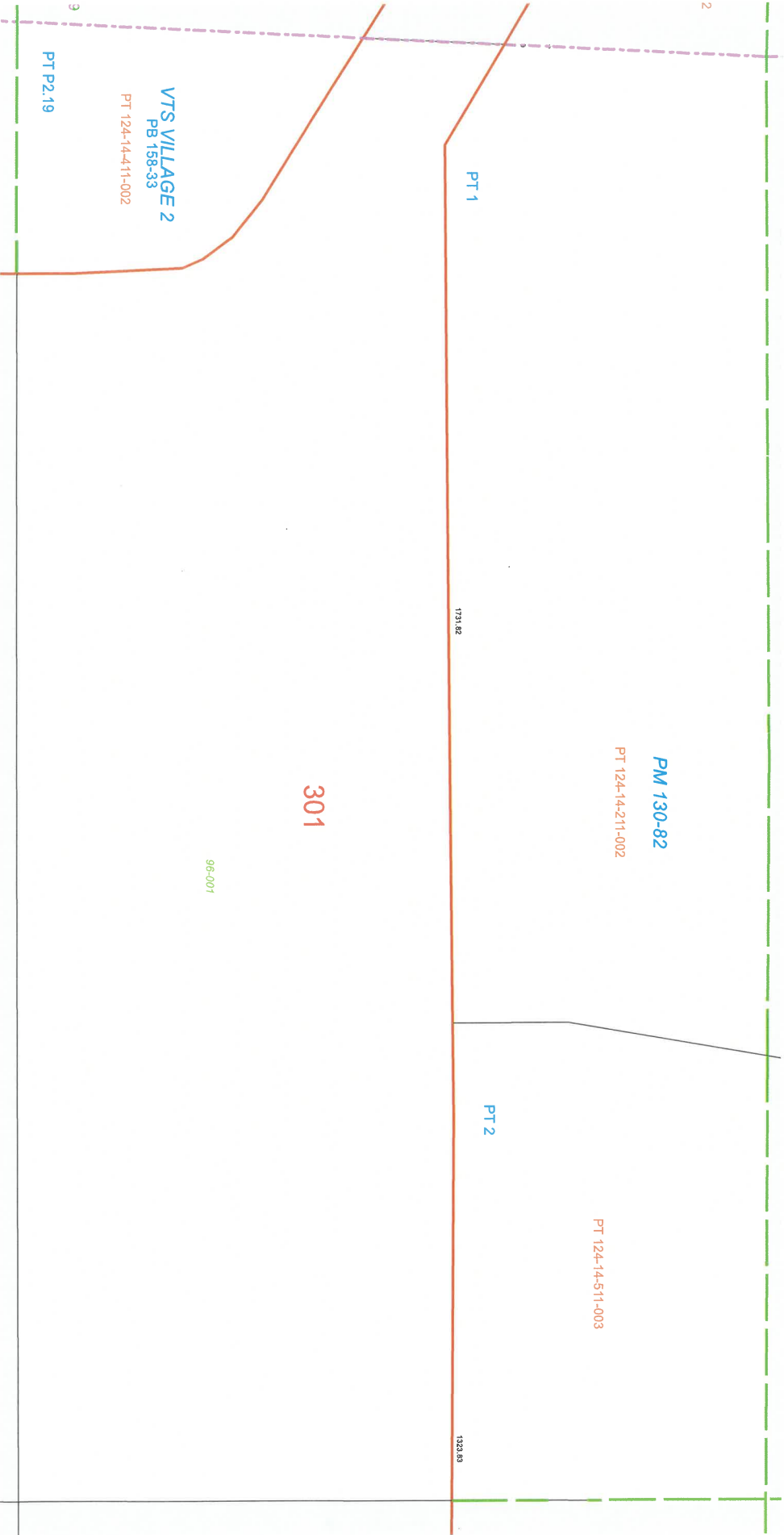
Briana Johnson - Assessor

PARCEL BOUNDARY	CONDOMINIUM UNIT	007 ROAD	PARCEL NUMBER
SUB BOUNDARY	AIR SPACE POL	001	PARCEL NUMBER
PAVD BOUNDARY	RIGHT OF WAY POL	1.00	ACREAGE
PAVD EASEMENT	SUB-SURFACE POL	202	PARCEL SUBJECT NUMBER
SECTION LINE		PA 24.45 LOT RECORDING NUMBER	
HISTORIC LOT LINE		5 BLOCK NUMBER	
HISTORIC SUB BOUNDARY		6 LOT NUMBER	
HISTORIC PAVD BOUNDARY		GLS GOV. LOT NUMBER	

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

A diagram of a 5x5 grid. The top-left cell contains the word 'MAP'. The top-right cell contains the text 'N 2 SW 4'. The grid is divided into four quadrants by a horizontal and vertical line. The top-left quadrant (2x2) contains the numbers 8, 5, 6, 7. The top-right quadrant (2x2) contains the numbers 4, 1, 2, 3. The bottom-left quadrant (3x2) contains the numbers 5, 8, 4. The bottom-right quadrant (3x2) contains the numbers 1, 5, 4.



TAX DIST 250

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

0 100 200 400 600 800



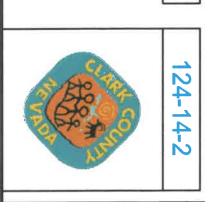
CONDONMINIUM UNIT	007	ROAD PARCEL NUMBER
AIR SPACE POL	007	PARCEL NUMBER
RIGHT OF WAY POL	1.00	ACREAGE
SUB-SURFACE POL	202	PARCEL SUFFIXED NUMBER
	PB 2445	LOT RECORDING NUMBER
	5	BLOCK NUMBER
	5	LOT NUMBER
	GLS	GOV. LOT NUMBER

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

Scale: 1" = 200'

SEC.	14
6	5
7	8
10	11
17	16
20	21
28	27
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



Briana Johnson - Assessor

211

PT 1


PT 124-14-511-003

PT 124-14-511-003

TAX DIST 250

P1

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



0 100 200 400 600 800



Briana Johnson - Assessor

PARCEL BOUNDARY	CONDOMINIUM UNIT	007 FOLD PARCEL NUMBER
SUB BOUNDARY	AIR SPACE POL	001 FARGEL NUMBER
PMLD BOUNDARY	RIGHT OF WAY POL	1.00 ACREAGE
ROAD EASEMENT	SUB-SURFACE POL	202 PARCEL, SUB/EGE NUMBER
LOT BOUNDARY		202 PARCEL, SUB/EGE NUMBER
HISTORIC LOT LINE		202 PARCEL, SUB/EGE NUMBER
HISTORIC SUB BOUNDARY		5 BLOCK NUMBER
HISTORIC LOT BOUNDARY		5 LOT NUMBER
SECTION LINE		9.5 GOV. LOT NUMBER

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

Scale: 1" = 200'

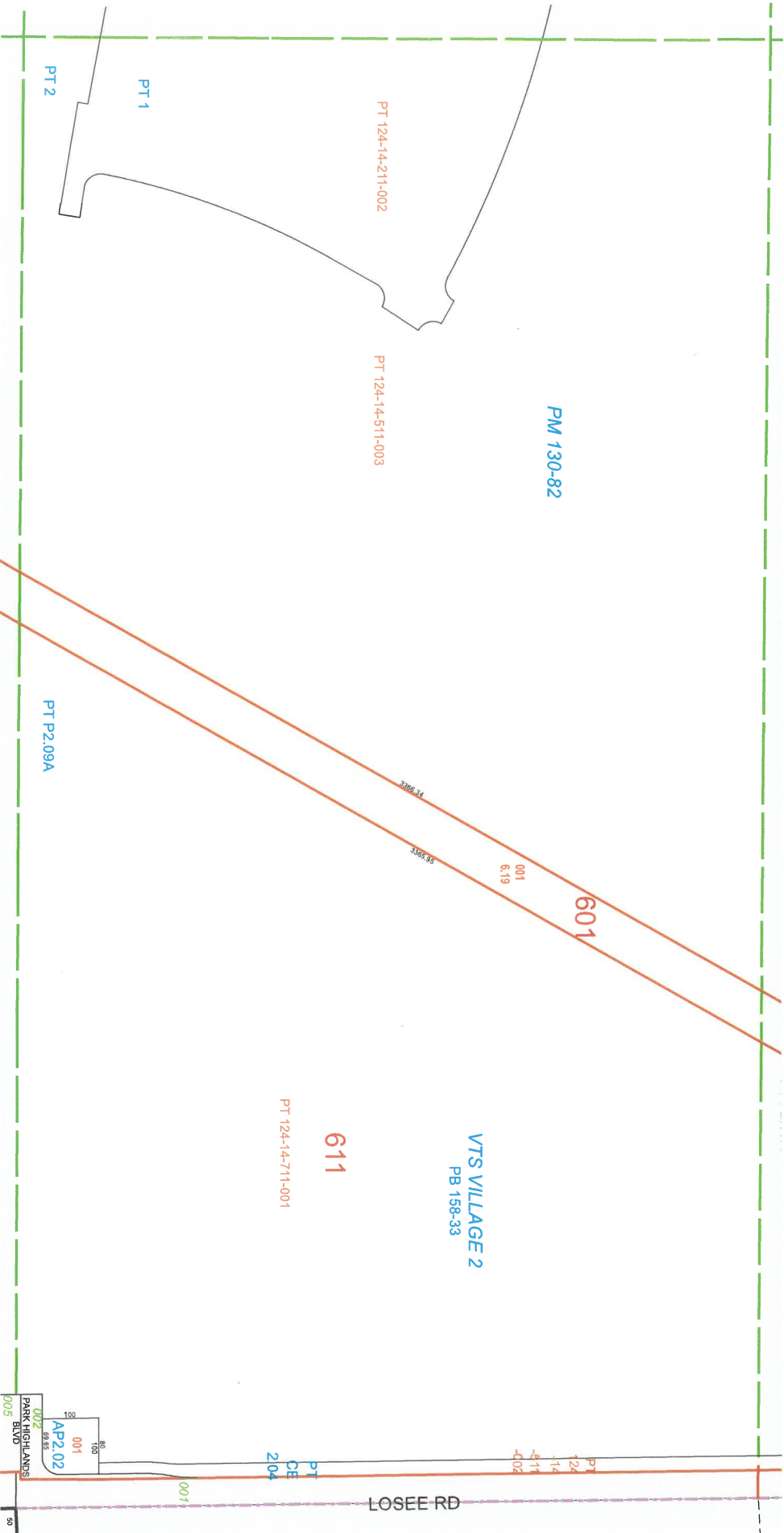
SEC.

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

BOOK
T19S R61E

N2NE4

124-15-5

100	101	102
125	124	123
138	139	140

Scale: 1" = 200'

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





Briana Johnson - Assessor

	PARCEL BOUNDARY		CONDOMINIUM UNIT
	SUB BOUNDARY		AIR SPACE POL.
	PMLD BOUNDARY		RIGHT OF WAY POL.
	ROAD EASEMENT		SUB-SURFACE POL.
	SECTION LINE		
	HISTORIC SUB BOUNDARY		
	HISTORIC PMLD BOUNDARY		
	SECTION LINE		

	007 PARCEL NUMBER
	001 RACEL, NUMBER
	1.00 ACRESAGE
	202 PARCEL, SUB/SEQ. NUMBER
	FB 44-6 PLAT/RECORDING NUMBER
	5 BLOCK NUMBER
	1 LOT NUMBER
	GLS 5 GOV. LOT NUMBER

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

Scale: 1" = 200'

SEC.	15
6	5
7	0
18	17
19	20
20	21
30	28
31	32
32	33
33	34
34	35
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

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.

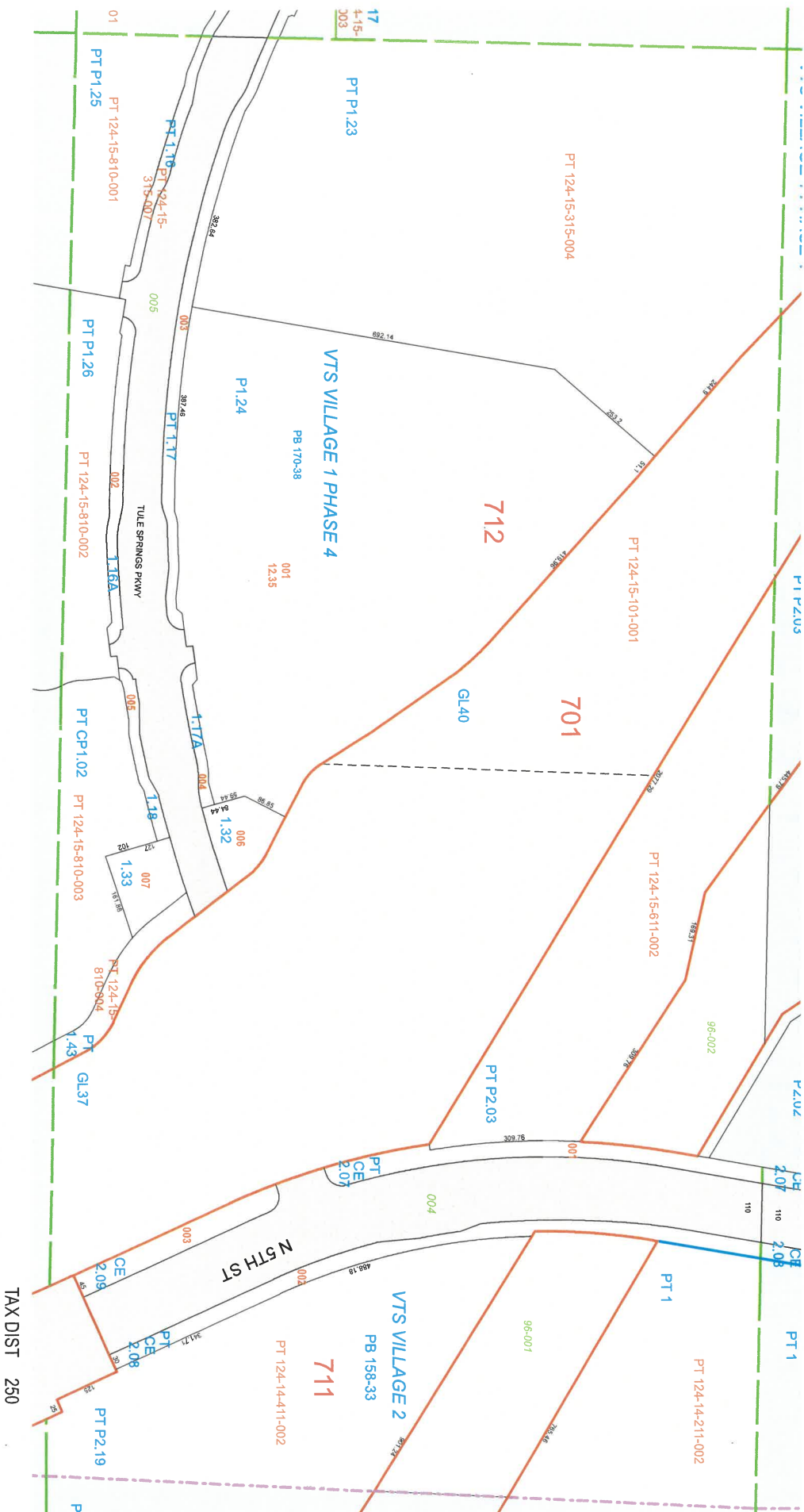


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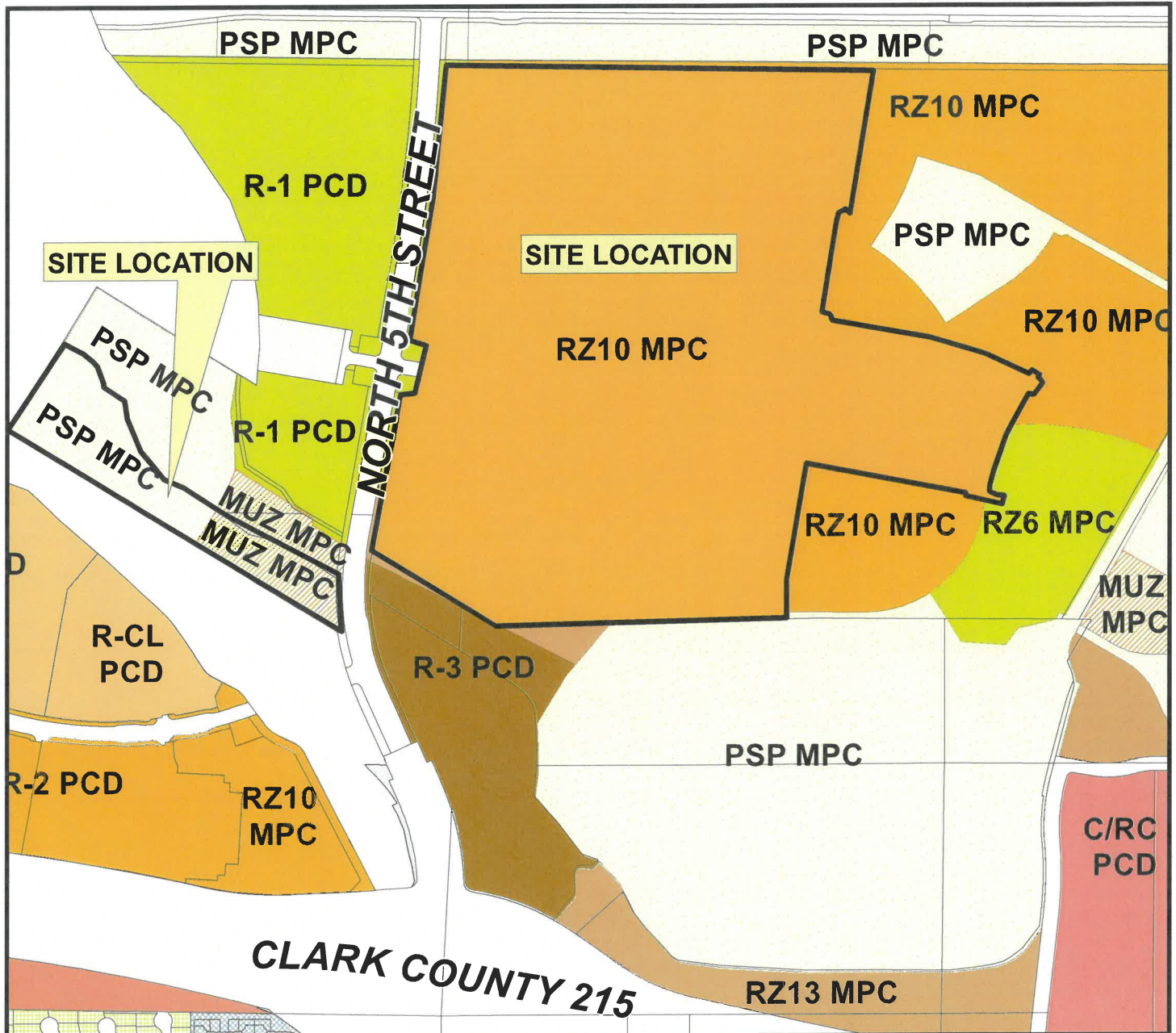
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THE CITY OF NORTH LAS VEGAS

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) and PSP MPC (Public/Semi-Public Master Plan Community) to PSP/PCD Planned Community District Public Facility)
 Project Info: Approximately 1,500 Feet North of Clark County 215 and North 5th Street Intersection
 Case Number: ZN-15-2024

09/05/2024

