

Project Name SEEBOK
 Project Location SEC PUEBLO AND HAVRE
 Assessor's Parcel Number(s) 179-04-402-003
 Existing Zoning RS-2-RN Gross Acres 2.11
 Adjustment from Section 19.30 of the Henderson Development Code (HMC Title 19)
 Intent of this Request Lot 3 and 4 of the related TMA application do not comply with the required minimum 20,000-square-foot lot size, as they are currently 19,449 and 19,435 square feet; respectively. Therefore, we are requesting up to a 10% reduction in the lot size.
 Related Applications 2.11

PROPERTY OWNER	Name	<u>JOEY DEBLANCO</u>		Company	<u>LAS VEGAS CIVIL ENGINEERING</u>
	Address	<u>2251 NORTH RAMPART BLVD. NO. 418</u>		City	<u>LAS VEGAS</u>
	State	<u>NV</u>	Zip	<u>89128</u>	Phone (<u>702</u>) <u>5156741</u>
				Email	<u>JOEY@LVCE.NET</u>
APPLICANT	Name	<u>OWNER</u>		Company	
	Address			City	
	State		Zip		Phone ()
				Email	
CONTACT PERSON	Name	<u>OWNER</u>		Company	
	Address			City	
	State		Zip		Phone ()
				Email	
OWNERSHIP DISCLOSURE	Please list all individuals and entities with an ownership interest in the Applicant and the Owners. Said list should include, without limitation, homeowner's association, joint venture, trust, company or corporation or any and all general partners, corporate officers, and managers or limited liability companies with an interest in the Applicant and the Owner.				
	NAME	RELATIONSHIP		% OF OWNERSHIP	
	Joey DeBlanco	Owner		100	

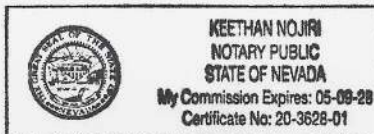
By signing this document I acknowledge that to the best of my knowledge the above list includes the names of all owners, officers, general partners, managers of limited liability companies, and all other ownership interests in either the applicant or owner. Only original notary accepted.

Owner's Signature

Joey DeBlanco for Las Vegas Civil Engineering
 Print Name

NOTARY

State of Nevada County of Clark
 The instrument was acknowledged before me by Joseph Randall De Blanco
 on 9/22/25
 Notary Public [Signature]



FOR OFFICE USE ONLY

CAAA#	<u>2025017666</u>
Accepted By	<u>KMH4</u>
Date	<u>9/22/25</u>

A.P.N.: 179-04-402-003
File No: 13896-2677622 (RP)
R.P.T.T.: \$2,040.00

Inst #: 20241021-0001627
Fees: \$42.00
RPTT: \$2040.00 Ex #:
10/21/2024 12:30:47 PM
Receipt #: 5719140
Requestor:
First American Title Insu
Recorded By: ROCHI Pgs: 3
Debbie Conway
CLARK COUNTY RECORDER
Src: ERECORD
Ofc: ERECORD

When Recorded Mail To: Mail Tax Statements To:
Las Vegas Civil Engineering Corp.
2251 N. Rampart Blvd. #418
Las Vegas, NV 89128

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

James G. Munford, Successor Trustee, The Vergene Munford and Rosalie Munford Family Trust

do(es) hereby *GRANT, BARGAIN and SELL* to

Las Vegas Civil Engineering Corp., a Nevada corporation

the real property situate in the County of Clark, State of Nevada, described as follows:

The North Half (N 1/2) of the West Half (W 1/2) of the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of Section 4, Township 22 South, Range 63 East, M.D.B. & M.

Excepting therefrom that portion lying within the West 50 feet thereof as conveyed unto the City of Henderson, by deed recorded September 14, 1983 in Book 1804 as Document Number 1763439 Official Records.

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Subject to

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

The Vergene Munford and Rosalie Munford
Family Trust

James G. Munford
James G. Munford, Successor Trustee

STATE OF **NEVADA**

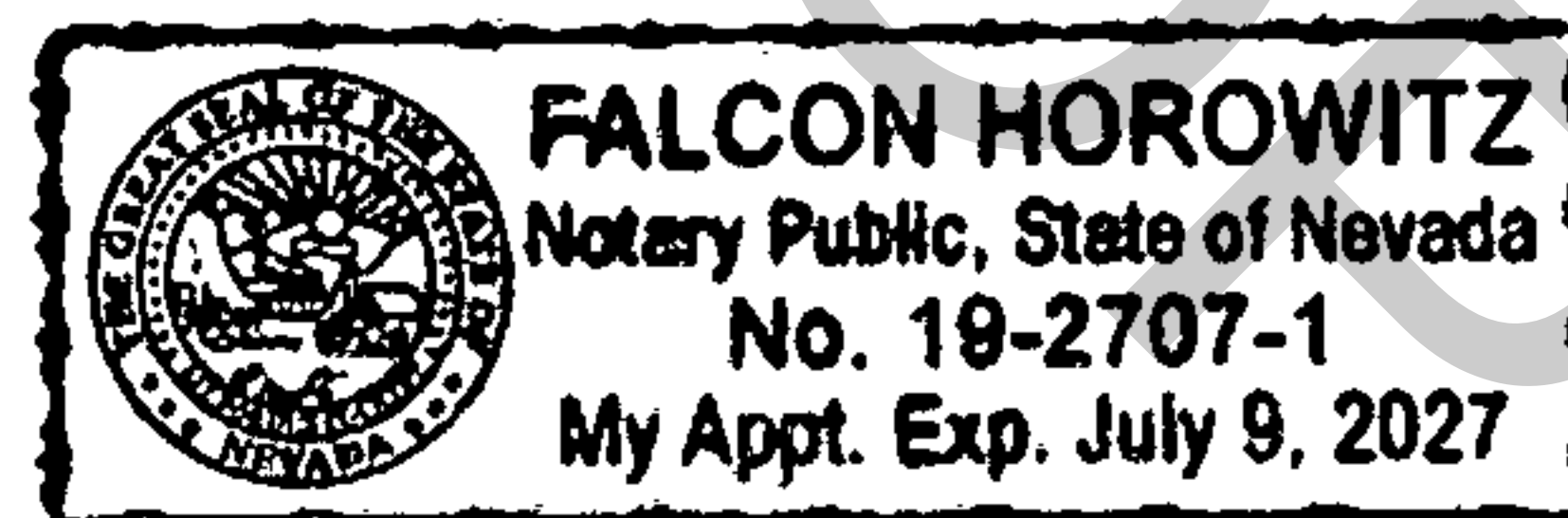
COUNTY OF **CLARK**

)
: ss.
)

This instrument was acknowledged before me on 10.21.2024 by
James G. Munford as Successor Trustee of the Vergene & Rosalie Munford Family Trust.

[Signature]

Notary Public
(My commission expires: 7.9-2027)



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 179-04-402-003
b) _____
c) _____
d) _____

2. Type of Property

- a) ☒ Vacant Land b) ☐ Single Fam. Res.
c) ☐ Condo/Twnhse d) ☐ 2-4 Plex
e) ☐ Apt. Bldg. f) ☐ Comm'l/Ind'l
g) ☐ Agricultural h) ☐ Mobile Home
i) ☐ Other _____

FOR RECORDERS OPTIONAL USE

Book _____ Page: _____

Date of Recording: _____

Notes: _____

3. a) Total Value/Sales Price of Property: \$400,000.00
b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
c) Transfer Tax Value: \$400,000.00
d) Real Property Transfer Tax Due \$2,040.00

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 375.090, Section: _____
b. Explain reason for exemption: _____

5. Partial Interest: Percentage being transferred: 100 %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature: _____ Capacity: Escrow Agent
Signature: _____ Capacity: _____

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**

James G. Munford as Successor
Trustee of the Vergene & Rosalie
Print Name: Munford Family Trust

Address: 407 Box Elder Way

City: Henderson

State: NV Zip: 89015

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**

Las Vegas Civil
Print Name: Engineering Corp.

2251 N. Rampart Blvd.
Address: #418

City: Las Vegas

State: NV Zip: 89128

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

First American Title Insurance
Print Name: Company File Number: 13896-2677622 RP/ RP
Address 10000 W Charleston Blvd, Suite 180
City: Las Vegas State: NV Zip: 89135

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)

Monday, December 16, 2024

City of Henderson Planning Department
240 S. Water Street
Henderson, NV 89015

RE: **Tentative Map Addendum**
TMA-2024015865
APN 179-04-402-003



To Whom It May Concern,

This addendum supplements the previously approved Tentative Map (TMA-2024015865) for the Seebok Subdivision. The purpose of this addendum is to document refinements completed through coordination with City departments, update the Waiver and Administrative Adjustment requests, and clarify how the current configuration compares to the approved tentative map.

Since the Tentative Map approval on **February 13, 2025**, several related items have advanced as part of the subdivision's normal processing. These include the **Waiver of Standards for garage setbacks (WOS-2024015864)**, the **Vacation of patent easements (VAC-2024015899)**, and the **Drainage Study**. All three items remain active and will be finalized alongside this **Tentative Map Addendum**. Additionally, the **Civil Improvement Plans**, and the **Final Map** are both currently under review. Collectively, these actions and refinements establish the lot layout, easements, and infrastructure now shown in this addendum.

Summary of Changes Since Tentative Approval

The overall subdivision concept—four large custom lots accessed by a **Private Court**—still substantially aligns with the previous approval. The **30-foot right-of-way along Havre Avenue**, the **47-foot Private Court**, and the **10-foot drainage easement along the south boundary** were all established and reviewed as part of the original tentative map. These elements remain unchanged.

Following continued coordination, the following modifications occurred:

- **Common Element A**, located between Lots 1 and 3, has been **removed**. Utilities previously routed through that area were relocated to the Private Court to consolidate infrastructure and improve long-term maintenance.
- Several **small common elements** (totaling approximately 450 square feet combined) were added along the north side of Lots 1 and 4 to reconcile boundary geometry; these are negligible in size and do not affect the overall lot layout.
- The **50-foot legacy dedication along N. Pueblo Boulevard (west boundary)** remains as originally recorded. Typical local street dedications in this neighborhood are approximately 30 feet in width, meaning the existing 50-foot corridor is significantly wider and proportionally reduces the depth of Lot 1.

Comparison of Approved Tentative Map vs. Addendum Lot Sizes

Lot	Approved Tentative Map (sf)	Addendum Lot Size (sf)	Change (sf)	Comment
1	15,025	17,063	+2,038	Net increase due to removal of Common Element A and addition of small Common Element lots along the north boundary
2	17,432	17,245	-187	Net decrease due to creation of small Common Element lots along the north boundary
3	19,449	19,449	0	No change
4	19,435	19,435	0	No change

As shown, **Lot 1 gained approximately 2,000 square feet**, primarily from the elimination of Common Element A. All other lots remain substantially consistent with the approved tentative configuration. The removal of the common

element reduced internal fragmentation, allowed all utilities to be contained within the Private Court, and improved the overall subdivision efficiency without altering density or layout.

Clarification of Hardship and Compensating Benefit

The project site's usable area is constrained by a combination of required boundary dedications and existing off-site conditions. The **50-foot legacy dedication along Pueblo Boulevard**, which exceeds the typical 30-foot widths found in the neighborhood, significantly limits buildable depth along the west boundary. Similarly, the **47-foot Private Court** and **10-foot drainage easement along the southern boundary** consume internal space required for circulation and stormwater management.

The **10-foot drainage easement** referenced above serves a dual purpose and represents one of the key physical constraints of the property. It was established to accommodate regional flows entering from the southeast corner of the site. These flows originate from an upstream property containing a 20-foot drainage easement that discharges toward the subdivision. The approved drainage study determined that this 10-foot easement was necessary to safely convey those upstream flows through the site to Pueblo Boulevard. While the Seebok subdivision contributes a small amount of on-site drainage into this facility for convenience, the easement primarily benefits upstream properties, effectively dedicating a portion of the site to regional stormwater management.

Although the subdivision has been designed to maximize conformance with the **RS-2-RN zoning standard**, the remaining buildable neighborhood is insufficient to yield four compliant 20,000-square-foot lots. The hardship is therefore physical, not self-imposed.

By rerouting utilities to the Private Court and eliminating Common Element A, the applicant achieved a more efficient design that consolidates infrastructure and enhances functionality. The **47-foot Private Court**, though privately maintained, functions as a full-access roadway and utility corridor equivalent to a public street. Constructing and maintaining this facility at private expense relieves the City of all future maintenance responsibility while preserving the same level of service and access expected from public infrastructure. Likewise, the **10-foot drainage easement**, though located on private property, functions as part of the regional drainage network, providing a long-term public benefit by improving stormwater conveyance for neighboring properties.

Together, these improvements relieve the City of maintenance obligations, enhance community infrastructure, and provide **compensating benefits** equivalent to public improvements that offset the dimensional relief requested.

Code Compliance Summary

The proposed refinements and associated Waiver and Administrative Adjustments satisfy the criteria outlined in **Henderson Development Code §§ 19.23.5 (Criteria) and 19.23.6 (Compensating Benefits)**:

1. The request remains consistent with the intent of the Development Code and the previously approved Tentative Map.
2. The subdivision, as modified, will not adversely affect public health, safety, or welfare.
3. The hardship is physical and arises from boundary dedications, not self-created conditions.
4. The resulting configuration provides equivalent or improved access, drainage, and utility service.
5. The privately maintained infrastructure and regional drainage improvements provide compensating public benefits.

Summary Request

We respectfully request approval of this **Tentative Map Addendum**, including:

- **Waiver of Development Standards** for Lots 1 and 2.
- **Administrative Adjustments** for Lots 3 and 4.

Warmest Regards,
Joey DeBlanco
Las Vegas Civil Engineering



October 21, 2025

Joey Deblanco
Las Vegas Civil Engineering
2251 North Rampart Blvd Ste. 418
Las Vegas, NV 89128

Subject: AAA -2025017666 – Seebok Subdivision Lots 3 and 4

Dear Applicant:

On October 21, 2025, the City of Henderson Community Development and Services Department approved the administrative adjustment request to reduce the lot size from 20,000 square feet to 19,449 square feet for Lot 3 (3% reduction) and 19,435 square feet for Lot 4 (3% reduction), generally located at the southeast corner of Pueblo Boulevard and Havre Avenue, in the Foothills Planning Area.

In accordance with Section 19.30.6 of the Henderson Municipal Code, the following criteria have been met:

- a. The requested adjustment is consistent with the stated purposes of this Code.
- b. The adjustment will not substantially interfere with the convenient and enjoyable use of adjacent lands and will not pose a danger to the public health or safety.
- c. The adjustment will not impair the purpose of the zoning district or any regulations adopted by the governing body pursuant to NRS 278.250.
- d. Any adverse impacts resulting from the adjustment will be mitigated to the maximum practical extent.
- e. The adjustment is of a technical nature (e.g., relief from a dimensional or design standard), and is either:
 - (1) Required to compensate for some unusual aspect of the site or the proposed development that is not shared by landowners in general;
 - (2) Supporting an objective or goal from the purpose and intent statements of the zoning district where located; or
 - (3) Proposed to protect sensitive natural resources or better integrate development with the desert environment.

This approval is subject to an appeal period. Such appeals shall be filed with the Community Development and Services Director within nine (9) days following the date that the City Clerk received written notice of final action. If the ninth day falls on a City-observed holiday or a City Hall non-business day, the appeal period shall be extended to the next regular City working day. Unless appealed, this approval shall become effective on October 30, 2025.

This approval is granted at staff level. Administrative adjustments approved at staff level enjoy the same entitlements and restrictions as those approved by the Planning Commission and City Council. A disputed staff decision may be appealed to the Planning Commission and City Council, as provided in Henderson Municipal Code 19.19.6.D.

If you have any questions regarding this approval, please call the Community Development and Services Department (702) 267-1500.

Sincerely,

A handwritten signature in black ink, appearing to read "Richelle Liston". The signature is written in a cursive, flowing style.

Richelle Liston
Senior Planner



RECEIVED
CITY CLERK
CITY OF HENDERSON
10/21/2025 9:52 AM

**NOTICE OF FINAL ACTION
(NRS 278.0235)**

TO: COMMUNITY DEVELOPMENT AND SERVICES DIRECTOR

NOTICE is hereby given that on October 21, 2025, the Community Development and Services Department of the City of Henderson took the following final action on the application below:

APPLICATION NUMBER

AAA -2025017666
Seebok Subdivision Lots 3 and 4

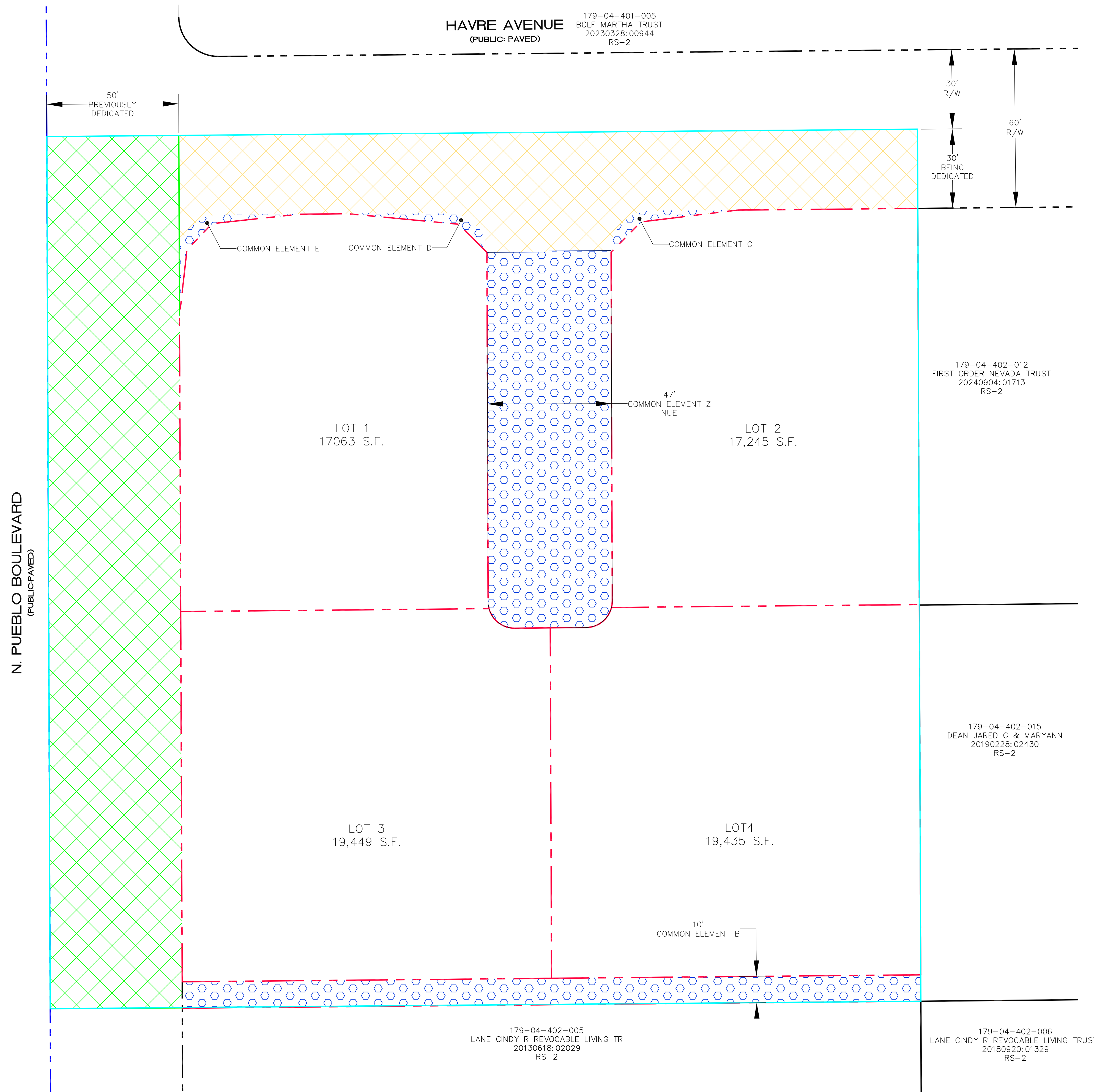
ACTION

Approved

Applicant: Joey Deblanco, Las Vegas Civil Engineering

A copy of this Notice of Final Action has been filed with the Office of the City Clerk and sent to each applicant listed on the application for the above-referenced item on October 21, 2025. The copy of record is maintained by the Community Development and Services Department.

Richelle Liston, Senior Planner



	ORIGINAL PROPERTY BOUNDARY
	SECTION LINE
	PROPOSED LOT LINE
	EXISTING LOT LINE
	RIGHT OF WAY
	PREVIOUSLY DEDICATED (16,509 S.F.)
	BEING DEDICATED (9,274 S.F.)
	COMMON ELEMENTS (12,188 S.F.)



SHEET		DRAWN BY: JRD DESIGNED BY: JRD CHECKED BY: JRD	HORIZONTAL SCALE 1"=20' VERTICAL SCALE N/A LANCE PROJ. NO. SEEBOK	SHEET TITLE SITE PLAN PROJECT NAME SEEBOK SUBDIVISION PROJECT ADDRESS SEC HAVRE AND PUEBLO HENDERSON, NEVADA	OWNER/DEVELOPER LAS VEGAS CIVIL ENGINEERING 2251 N. RAMPART BLVD. NO. 418, LAS VEGAS, NEVADA 89128, P. (702) 515-6741 ENGINEERING FIRM LAS VEGAS CIVIL ENGINEERING 2251 N. RAMPART BLVD. NO. 418, LAS VEGAS, NEVADA 89128, P. (702) 515-6741	REV.	DATE	BY	REVISION