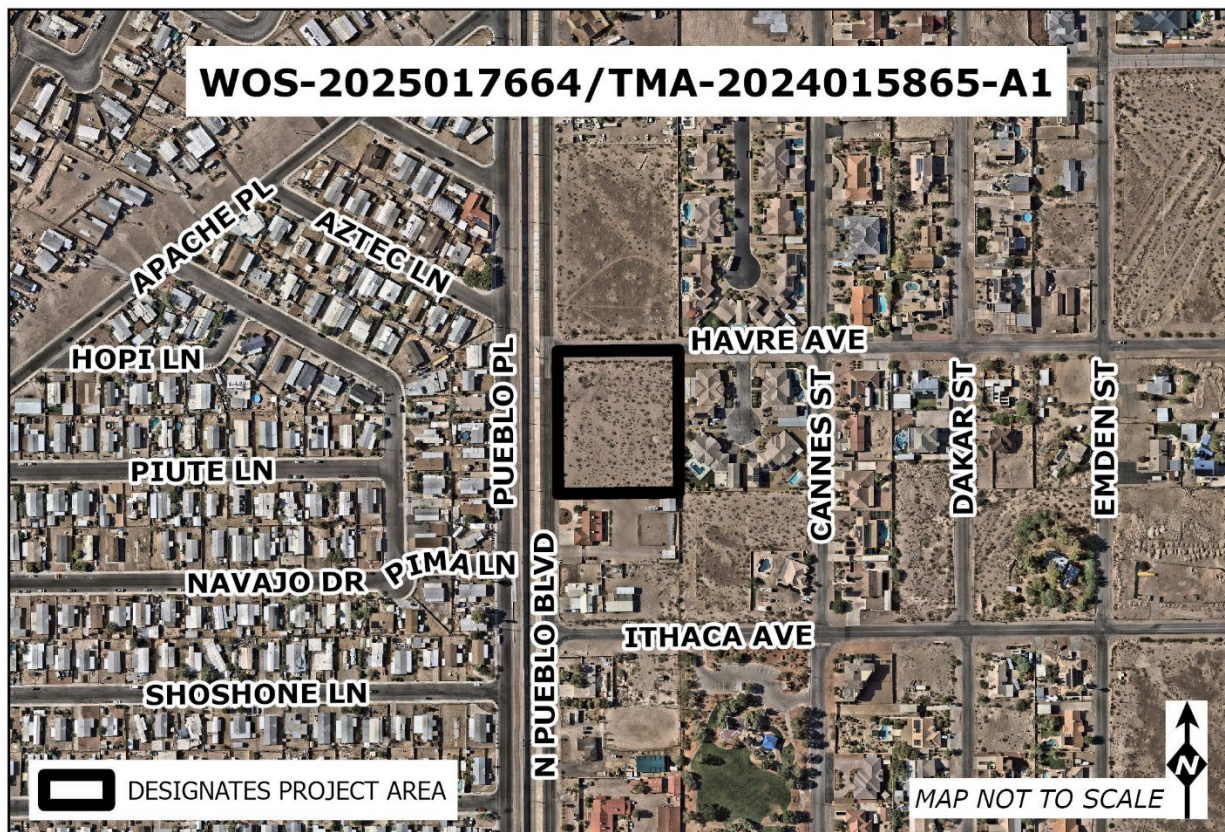


**CITY OF HENDERSON
COMMUNITY DEVELOPMENT DEPARTMENT
STAFF REPORT**

PLANNING COMMISSION DATE: November 13, 2025
AGENDA ITEM NUMBER: 20
APPLICATION NUMBERS: A) WOS-2025017664
B) TMA-2024015865-A1
PROJECT APPLICANT: Las Vegas Civil Engineering
PROJECT DESCRIPTION: Seebok

- A) Waiver request from Development Code standards to reduce the minimum lot sizes from 20,000 square feet to 17,063 square feet; and
- B) Amend a tentative map for a 4-lot residential subdivision; on 2.1 acres, located at the southeast corner of Pueblo Boulevard and Havre Avenue, in the Foothills Planning Area.



STAFF RECOMMENDATION

FINAL APPROVAL of WOS-2025017664 and TMA-2024015865-A1, subject to findings of fact, conditions, and a waiver.

PROJECT INFORMATION

PROJECT NUMBERS

- A) WOS-2025017664
- B) TMA-2024015865-A1

PUBLIC HEARING NOTIFICATION

Notice Mailed by	November 3, 2025
Total Notices Sent	600 (includes any registered HOAs and MHPs within the buffer area)
Notice Radius	525 feet and 1,025 feet within the RN Overlay
Sign Posted by	November 3, 2025

EXISTING ZONING

RS-2-RN (Single-Family Residential with a Rural Neighborhood Overlay)

EXISTING LAND USE

RNP-2 (Rural Neighborhood Preservation 2)

NEIGHBORHOOD CHARACTERISTICS

	Zoning	Land Use	Existing Use
North	RS-2-RN	RNP-2	Undeveloped
South	RS-2-RN	RNP-2	Single Family Residence
East	RS-2-RN	RNP-2	Single Family Subdivision
West	RMH-RD	LDR	Mobile Home Subdivision

BACKGROUND AND PRIOR ACTIONS

Date	Action
4/16/1953	The subject site was annexed into the City of Henderson.
2/4/2025	Community Development and Services approved Administrative Adjustment AAA-2025016302 to reduce the minimum lot size for Lot 1 from 20,000 square feet to 18,545 square feet (seven percent reduction). This AAA is no longer needed, as the lot size reduction is now included in the subject Waiver of Standards request.
2/14/2025	Planning Commission approved Waiver of Standards (WOS-2024015864) and Tentative Map (TMA-2024015865) for a 4-lot residential subdivision with a waiver to reduce the minimum setback to a side-loaded garage. This is the Tentative Map being amended with the current application, and the previously approved garage setback waiver remains in effect.
3/4/2025	City Council approved Vacation VAC-2024015899, which vacated patent easements on the subject parcel.

10/21/2025	Community Development and Services approved Administrative Adjustment AAA-2025017666 to reduce the minimum lot size for Lots 3 and 4 from 20,000 square feet to 19,449 square feet for Lot 3 (three percent reduction) and 19,435 square feet for Lot 4 (three percent reduction).
-------------------	--

ANALYSIS

The applicant is seeking approval of an amendment to a previously approved Tentative Map consisting of four residential lots. The development encompasses approximately 2.1 acres located at the southeast corner of Pueblo Boulevard and Harve Avenue. The overall configuration and boundary of the site remain unchanged from the original map. This amendment serves to update the lot sizes and common lots, which are discussed in the Tentative Map portion of this report.

In addition to the Tentative Map amendment, the applicant is requesting a Waiver of Standards (WOS) from the Development Code to reduce the minimum lot size for two lots (Lots 1 and 2) due to the incorporation of required easements and common elements. Staff supports this request, as sufficient compensating benefits are being provided, which are outlined in the WOS section below. As noted in the background section, there is an existing waiver to reduce the minimum setback for a side-loaded garage. That waiver remains valid, and the applicant is not requesting any changes to it.

Finally, Design Review approval is not required for this development, as the homes will be custom-built and will be reviewed for development code compliance with the future building permit submittal.

WOS-2025017664

The applicant is requesting approval of Waivers of Standards from the Development Code to reduce the minimum lot size from 20,000 square feet to 17,063 square feet (Lot 1) and 17,245 square feet (Lot 2).

During the original Tentative Map review, the applicant received approval of an Administrative Adjustment (AAA) to reduce the minimum lot size for Lot 1 to 18,545 square feet. An AAA application may only administratively reduce the required minimum lot size by up to ten percent; because the current request exceeds that threshold, the previously approved AAA for Lot 1 is no longer applicable. The lot size reduction for Lot 1 is now incorporated into the subject Waiver of Standards request. As noted in the background section, Lots 3 and 4 also received approval of an AAA to reduce the minimum lot size from 20,000 square feet to 19,449 square feet (Lot 3) and 19,435 square feet (Lot 4), representing a three percent reduction. Since these reductions fall within the ten percent administrative threshold, they were approved separately and are not included in this Waiver of Standards request.

WAIVERS

a. **Code:** Table 19.2.2-1 – Development Standards – Residential Districts – Lot Area

Request: Reduce the minimum lot size from 20,000 square feet to 17,063 square feet

Applicant Justification: Per the applicant's justification letter the project site's usable area is constrained by required boundary dedications and existing off-site conditions. A 50-foot legacy dedication along Pueblo Boulevard, which exceeds the typical 30-foot width in the area, reduces buildable depth along the west boundary. The applicant's letter further states, a 47-foot Private Court and a 10-foot drainage easement along the southern boundary limit internal circulation and stormwater management space. The 10-foot drainage easement was established to convey regional flows entering from the southeast corner of the site, serving primarily upstream properties. Therefore, due to these physical constraints, the site cannot accommodate four compliant 20,000-square-foot lots,

Compensating Benefit: The applicant states that the 47-foot Private Court functions as a full-access roadway and utility corridor equivalent to a public street but will be privately constructed and maintained, relieving the City of future maintenance responsibilities. Furthermore, utilities have been rerouted to this corridor, creating a more efficient and functional site layout. The 10-foot drainage easement on private property conveys regional stormwater flows, improving drainage for neighboring properties and the surrounding area. Together, these improvements enhance infrastructure efficiency, support regional stormwater management, and offset the requested reductions in lot size. In accordance with Section 19.23.6.B.2.g, other compensating benefits may be approved by the Director if the intent is met. As the applicant has demonstrated enhanced infrastructure efficiency and stormwater management, staff recommends approval.

Recommendation: Approval. The applicant's compensating benefits are sufficient, as they directly relate to the requested waiver. Staff required the dedication of certain easements as common lots, which altered the lot sizes for the four lots. Staff will be updating the Development Code to remove the requirement for waivers that are necessitated solely by common area or easement dedications imposed by staff. Once this code update is adopted, a waiver for this type of request will no longer be required. As a result, two of the lots now require a waiver to reduce the minimum lot size, whereas all lots would have complied with the minimum lot size without the common lots and easements. Per the applicant's justification letter, the proposed improvements enhance infrastructure efficiency, support regional stormwater management, and help alleviate potential impacts on adjacent neighbors by creating a more effective drainage system. These improvements will also benefit future development and the existing residence. Staff finds that the need to accommodate dedicated easements has created circumstances where the applicant cannot fully comply with the minimum lot size requirements, therefore staff supports the request.

The applicant has demonstrated that this request has met the following criteria as outlined in Section 19.23.5 of the Development Code. “A waiver may be approved if the applicant demonstrates that the following criteria have been met by the proposed alternative.”

- A. Achieves the intent of the subject standard to the same or better degree than the subject standard. *The waiver is justified by the compensating benefits provided, which in this case are enhanced infrastructure efficiency and supportive regional stormwater management.*
- B. Advances the goals and policies of the Comprehensive Plan and this Code to the same or better degree than the subject standard. *The proposed reduction in minimum lot size is minimal and supports the goals and policies of the Comprehensive Plan and Development Code. By providing upgraded infrastructure and enhanced stormwater management, the project offers benefits to the community as a whole.*
- C. Provides compensating benefits pursuant to this Section. *Per Section 19.23.6.B.2.g, other compensating benefits may be approved by the Director if the intent of the section is met. The proposed compensating benefits comply with this intent, as the enhanced infrastructure and improved regional stormwater management will benefit both the existing residences in the area and future development.*
- D. Imposes no greater impacts on adjacent properties than would occur through compliance with the specific requirements of this ordinance. *The reduction in minimum lot size will not impose a greater impact on adjacent properties, as the overall development boundaries remain unchanged. The reduced lot sizes are proposed to accommodate the required dedication of easements as common lots.*

In summary, based upon meeting these approval criteria and by providing adequate compensating benefits, staff recommends approval of this request.

TMA-2024015865-A1

The applicant is requesting approval of an amendment to a Tentative Map for a 4-lot single-family residential subdivision with common lots, encompassing a total of 2.1 acres.

As noted in the introduction analysis section of this report, this amendment applies to an already approved Tentative Map. The overall configuration—including the entrance, roads, boundaries, setbacks, and driveway locations—remains unchanged.

The changes proposed at this time involve adjustments to the common lots and updates to the individual lot sizes. Common Element A, previously located between Lots 1 and 3, has been removed, and the utilities that were routed through this area have been relocated to the Private Court to consolidate infrastructure and improve long-term maintenance. Several small common elements, totaling approximately 450 square feet, have been added along the north side of Lots 1 and 4 to reconcile boundary geometry; these areas are minimal in size and do not impact the overall lot configuration. The 50-foot legacy dedication along North Pueblo Boulevard on the west boundary remains as originally recorded. Because typical local street dedications in this neighborhood are approximately 30 feet in width, the existing 50-foot corridor is wider and reduces the buildable depth of Lot 1.

The main access point to the subdivision is still located along Havre Avenue (Minor Collector). The internal street section is a 47-foot-wide private street, with no sidewalks and roll-up curbs on each side.

This site is located within the Rural Neighborhood Overlay and is consistent with the other developments in the vicinity.

The map includes the following:

PROPERTY SIZE

2.1 acres

NUMBER OF LOTS

4-lot single-family

Density – 1.9 dwelling units per acre

LOT SIZE

Minimum required: 20,000 square feet

Proposed:

Minimum: 17,063 square feet*

Maximum: 19,449 square feet**

Average: 18,298 square feet

*The applicant is requesting a Waiver of Standards (WOS-2025017664) to reduce the minimum lot size for Lots 1 and 2 to 17,063 square feet (Lot 1) and 17,245 square feet (Lot 2).

**The applicant received approval of an Administrative Adjustment (AAA-2025017666) to reduce the minimum lot size for Lots 3 and 4 to 19,449 square feet (Lot 3) and 19,435 square feet (Lot 4).

SETBACKS

Required:

Front: 20 feet

Garage: 20 feet

Rear: 25 feet

Side: 10 feet

Corner: 15 feet

Proposed:

Front:	20 feet
Garage:	20 feet/15 feet*
Rear:	25 feet
Side:	10 feet
Corner:	15 feet

*A Waiver of Standards (WOS-2024015864) to reduce the minimum setback for side-loaded garages on Lots 1 and 2 was previously approved during the original review of the development. This waiver remains unchanged and in effect.

STREETS

The internal street section is a 47-foot-wide private street, with no sidewalks and roll-up curbs on each side.

In summary, staff finds the request satisfies the approval criteria in Section 19.24.7 of the Development Code and conforms to the policies of the Henderson Strong Comprehensive Plan and any other applicable plan or design guidelines and recommends approval.

RECOMMENDATION

FINAL APPROVAL, subject to the following findings of fact, conditions, and a waiver:

WOS-2025017664**FINDINGS OF FACT**

- A. Achieves the intent of the subject standard to the same or better degree than the subject standard.
- B. Advances the goals and policies of the Comprehensive Plan and this Code to the same or better degree than the subject standard.
- C. Provides compensating benefits pursuant to this Section.
- D. Imposes no greater impacts on adjacent properties than would occur through compliance with the specific requirements of this ordinance.

COMMUNITY DEVELOPMENT PLANNING SERVICES CONDITION

- 1. Approval of this waiver of standard(s) to reduce the minimum lot sizes shall lapse on February 28, 2029, unless the approval is extended in accordance with Section 19.23 of the Development Code.

WAIVER

- a. Reduce the minimum lot sizes to 17,063 square feet.

TMA-2024015865-A1**PUBLIC WORKS CONDITIONS**

1. The acceptance or approval of this item does not authorize or entitle the applicant to construct the project referred to in such application or to receive further development approvals, grading permits or building permits, nor does it infer approval for final lot configuration, geometry, or roadway layout. Public Works Department approval is based upon review of the civil improvement plans and associated studies, not planning documents.
2. Applicant shall apply and receive approval of a revocable permit for all non-standard items within the public right-of-way (or City-owned property).
3. Interior streets that are identified as private shall be privately owned and maintained. Any pavement replaced by the City during any road repairs due to utility maintenance shall be standard paving only. The replacement of any non-standard street or sidewalk materials such as, but not limited to, pavers and stamped concrete, will be the responsibility of those responsible for the private streets.
4. Projects along Pueblo Boulevard are currently under planning/design stage, please coordinate with Matt Roybal at 702-267-3066.
5. Applicant will be required to dedicate any additional right-of-way or grant any easements per Public Works' requirements.
6. Parcel is adjacent to or impacts a Clark County Regional Flood Control (CCRFCD) facility; Therefore, drainage study concurrence is required from CCRFCD.
7. Landscaping shall not visually obstruct street signs, signal indicators, beacons, or be located in sight visibility zones.
8. Applicant shall submit a drainage study for Public Works' approval.
9. Applicant shall construct full offsites per Public Works' requirements and dedicate any necessary right-of-way.
10. Applicant shall submit Civil Improvement Plans per Public Works' requirements.
11. Open space and/or common landscape areas, water/sewer and drainage easements / corridors to be mapped as common elements and maintained by HOA.
12. Applicant must apply and receive approval to vacate unnecessary rights-of-way and/or easements per Public Works' requirements.
13. All parcels and property owners within the boundary of this subdivision, whether or not an owner association is formed or whether such association is active, shall be jointly and severally responsible for maintaining any common or open space areas or any parcels deeded to an owner association within the subdivision, in compliance with all applicable codes, and shall not be relieved of individual responsibility for complying with all conditions of approval of the subdivision by the formation of an owner's association. This joint and several responsibility shall remain for the life of this subdivision. All property owners within this subdivision hereby grant all rights and permissions necessary, whether in the form of an easement, permit or other grant, to all other property owners within the subdivision for all shared responsibilities, including, but not limited to, landscaping, irrigation, and utility access, repair and maintenance.

14. Applicant shall submit a traffic impact study to address traffic concerns and to determine the proportionate share of this development's local participation in the cost of traffic signals and/or intersection improvements. Applicant shall comply with conditions of the traffic study.
15. Trees, landscape, berms, block wall, and/or (above ground) utilities that is 24 inches in height or greater shall not be located within public rights-of-way, easements or the sight visibility restriction zones per Clark County Area Standard Drawing No. 201.2 and H.M.C. 19.12.5.D.3.

UTILITY SERVICES CONDITIONS

16. Applicant shall submit a utility plan and utility analysis for Department of Utility Services' approval.
17. Applicant shall be required to construct a full-frontage water main extension along Havre Avenue.
18. Applicant shall grant a municipal utility easement per the Department of Utility Services' requirements.
19. All water and sewer services shall comply with HMC Title 14 regarding public-public or private-private service requirements.
20. Civil improvement plans shall comply with the requirements of the Uniform Design and Construction Standards for Water Distribution Systems and the Design and Construction Standards for Wastewater Collection Systems.
21. Applicant shall prepare water and sewer system design in accordance with the Department of Utility Services' requirements. Approval of this application does not infer Department of Utility Services' approval for the water and sewer system layout as reflected on the application.
22. Applicant must contact utility services for Water Acknowledgement Letter required by SNHD. Letter can be requested once the tentative map has been approved and must be submitted to SNHD with the Tentative Map.

BUILDING AND FIRE SAFETY CONDITIONS

The authority for enforcing the International Fire Code is NRS 477.030 and Ordinance Number 3510 as adopted by the City of Henderson. Building and Fire Safety approval is based upon review of the civil improvement or building drawings, not planning documents.

23. Applicant shall submit plans for review and approval prior to installing any gate, speed humps (speed bumps not permitted), and any other fire apparatus access roadway obstructions.
24. Applicant shall submit fire apparatus access road (fire lane) plans for Fire Department review and approval.
25. Applicant shall submit utility plans containing fire hydrant locations. Fire Department approval is based upon the review of the civil improvement drawings, not planning documents. Fire hydrants shall be installed and operational in accordance with the Henderson Fire Code.

26. Applicant shall provide a minimum turning radius of 52 feet outside and 28 feet inside for all portions of the fire apparatus access road (fire lane). This radius shall be shown graphically and the dimensions noted on the drawings.
27. Applicant shall install an approved sprinkler system in all buildings / dwelling units as required by Code.

COMMUNITY DEVELOPMENT PLANNING SERVICES CONDITIONS

28. Approval of this application requires the applicant to comply with all Code requirements not specifically listed as a condition of approval but required by Title 19 of the Henderson Municipal Code, compliance with all plans and exhibits presented and amended as part of the final approval, and compliance with all additional items required to fulfill conditions of approval. Subsequent changes or revisions to any of these plans and/or exhibits are subject to an amendment to this application for approval.
29. Approval of this tentative map for a 4-lot single-family residential subdivision shall be for a period of four years from the original effective date of approval (February 28, 2029). (A1)
30. The proposed street names are not approved through this application. Applicant shall submit a list of proposed street names to Community Development for approval prior to approval of the final map.
31. Prior to issuance of a building permit for homes, the applicant shall submit to Community Development and Neighborhood Services a copy of the Owner's Association's (i.e., Homeowners Association or Landscape Maintenance Association) articles of incorporation to include association name, officers, addresses, and resident agent (if applicable).
32. Applicant must post a bond with the Public Works Department for the installation of all perimeter landscaping and amenities prior to approval of the Civil Improvement Plans.
33. All grading and construction/staging activity must remain completely on-site, or will require the approval of any and all affected adjacent property owner(s).
34. Applicant must grant, with recordation of the final map, a perpetual, non-exclusive easement for ingress, egress, and use upon and over all portions delineated as a private street for the benefit of all lots shown hereon. All private streets must be privately maintained.

RKL/slm/CW1