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NOTICE OF FINAL ACTION
(NRS 278.0235)

TO: COMMUNITY DEVELOPMENT AND SERVICES DIRECTOR

NOTICE is hereby given that on November 13, 2025, the Planning Commission of the City of Henderson took the following final action on the application below:

APPLICATION NUMBER

WOS-2025017664 – Waiver of Standards
TMA-2024015865-A1 – Tentative Map Amendment
Seebok

ACTION

Approved

Applicant: 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 November 18, 2025. The copy of record is maintained by the Community Development and Services Department.



Stephanie Murray, Planning Commission Coordinator

Attachment

cc: Joey DeBlanco, joey@lvce.net



November 18, 2025

Joey DeBlanco
Las Vegas Civil Engineering
2251 N. Rampart Boulevard, Suite 418
Las Vegas, NV 89128

RE: Waiver of Standards WOS-2025017664 and Tentative Map Amendment
TMA-2024015865-A1 - Seebok

Dear Applicant:

The Henderson Planning Commission at its regular meeting held November 13, 2025, approved the following requests: 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, subject to the following:

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.

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 the Planning Commission's 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 Tuesday, December 02, 2025.

Sincerely,



Edward Dichter
Community Development and Services Director

ED/slm