HENDERSON

ADMINISTRATIVE ADJUSTMENT
Application Form

Application Fee $161

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; respectfroe, we are requesting up to a 10% reduction in the lot size.

Related Applications 2.11

PROPERTY OWNER

Name JOEY DEBLANCO Company LAS VEGAS CIVIL ENGINEERING

Address 2251 NORTH RAMPART BLVD. NO. 418 City LAS VEGAS

State NV Zip 89128 Phone (702) 5156741 Email JOEY@LVCE.NET

APPLICANT

Name OWNER Company

Address City

State Zip Phone ( ) Email

CONTACT PERSON

Name OWNER 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

KEETHAN NOJIRI
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 05-09-28
Certificate No: 20-3628-01

FOR OFFICE USE ONLY

CAAA#	2025017666
Accepted By	KMH4
Date	9/22/25

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

HENDERSON

October 21, 2025

Joey Deblanco
Las Vegas Civil Engineering
2251 North Rampart Blvard 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,



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	**ACTION**
AAA -2025017666 Seebok Subdivision Lots 3 and 4	Approved

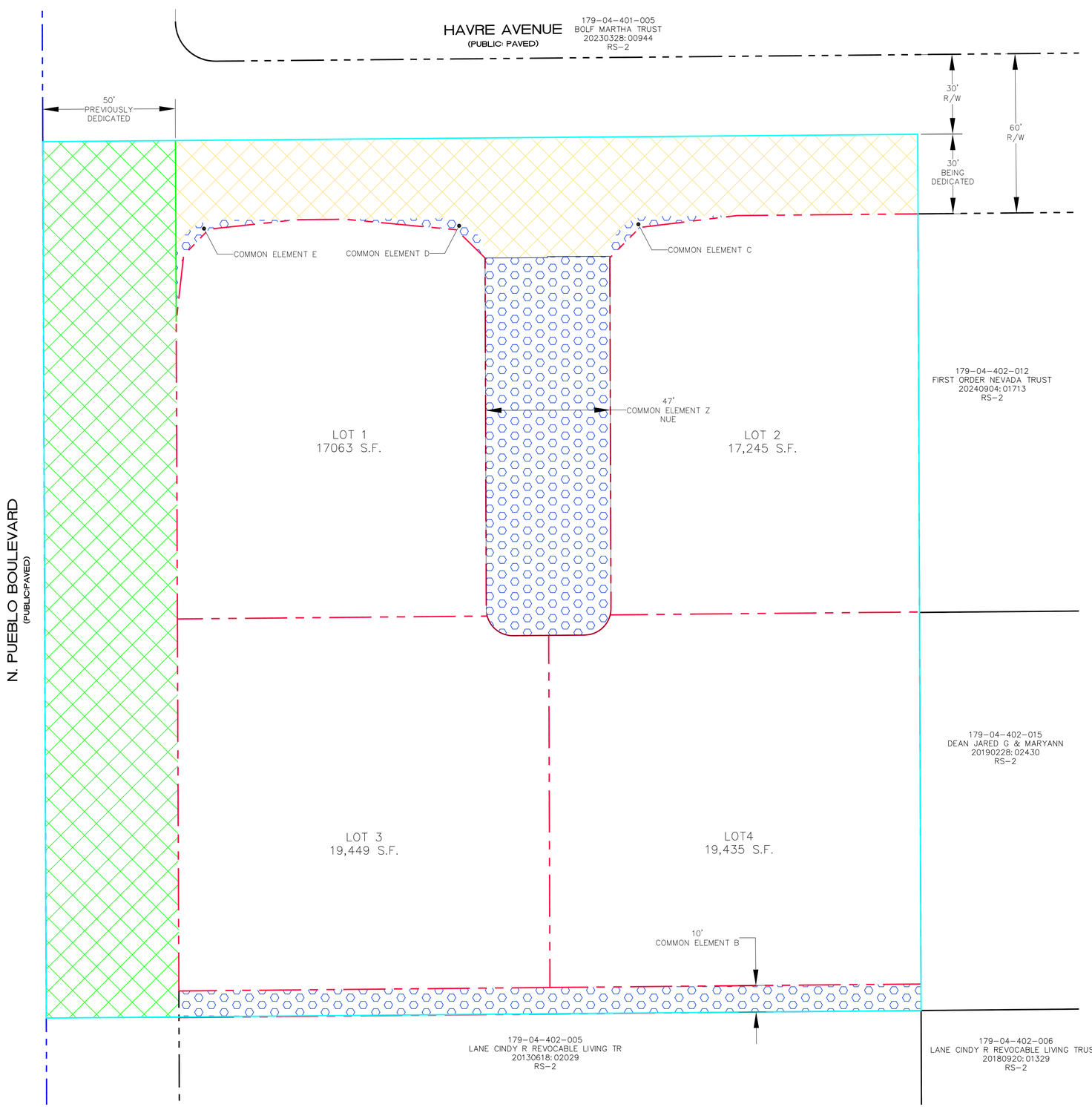
Applicant: Joey Deblanco, Las Vegas Civil Engineering

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

09/22/2025 3:08:00 PM

GRAPHIC SCALE
0 20
(IN FEET)
1" = 20'



LEGEND

- 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.)

Community Development & Services
10/21/2025 APPROVED
Planner: rkl4

REVISION | BY | DATE | REV.

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

SHEET TITLE: SITE PLAN
PROJECT NAME: SEEBOK SUBDIVISION
PROJECT ADDRESS: SEC HAVRE AND PUEBLO
MUNICIPALITY: HENDERSON, NEVADA

DRAWN BY: JRD
DESIGNED BY: JRD
CHECKED BY: JRD
HORIZONTAL SCALE: 1"=20'
VERTICAL SCALE: N/A
LVCE PROJ. NO: SEEBOK

SHT SP
1 OF 1

TRACKING NO.
PCVL20253500080