



**LAS VEGAS
CITY COUNCIL**

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March 13, 2024

KB Home Las Vegas Inc
5795 West Badura Avenue, Suite 180
Las Vegas, Nevada 89118

RE: 24-0015 [SCD1 - SCD40]
PLANNING COMMISSION MEETING OF MARCH 12, 2024

Dear Applicant:

The Planning Commission at a regular meeting held on *March 12, 2024* voted to **APPROVE** the following Land Use Entitlement project requests on a portion of 21.14 acres at the southwest corner of Fleet Wing Avenue and Kettle Ridge Drive (APNs Multiple), P-C (Planned Community) Zone [SFSD (Single Family Special Lot) Special Land Use Designation], Ward 2 (Seaman).

24-0015 [SCD1 - SCD3, SCD5 AND SCD7] SUMMERLIN MAJOR DEVIATION - TO ALLOW A THREE-FOOT SETBACK TO THE LIVING AREA FROM A RESIDENTIAL STREET WHERE EIGHT FEET IS REQUIRED [(1500 PACIFIC BAZA STREET, APN 137-22-614-015), (1515 PACIFIC BAZA STREET, APN 137-22-614-052), (1535 PACIFIC BAZA STREET, APN 137-22-614-048), (1587 PACIFIC BAZA STREET, APN 137-22-515-035), (1595 PACIFIC BAZA STREET, APN 137-22-515-033)]

24-0015-SCD6 - SUMMERLIN MAJOR DEVIATION - TO ALLOW A FOUR-FOOT SETBACK TO THE LIVING AREA FROM A RESIDENTIAL STREET WHERE EIGHT FEET IS REQUIRED (1519 PACIFIC BAZA STREET, APN 137-22-614-051)

24-0015 [SCD4 AND SCD19 - SCD23] - SUMMERLIN MAJOR DEVIATION - TO ALLOW A TWO-FOOT SETBACK TO THE LIVING AREA FROM A RESIDENTIAL STREET WHERE EIGHT FEET IS REQUIRED [(1543 PACIFIC BAZA STREET, APN 137-22-614-046), (1547 PACIFIC BAZA STREET, APN 137-22-614-045), (1551 PACIFIC BAZA STREET, APN 137-22-614-044), (1555 PACIFIC BAZA STREET, APN 137-22-614-043), (1559 PACIFIC BAZA STREET, APN 137-22-614-042), (1583 PACIFIC BAZA STREET, APN 137-22-515-036)]

24-0015 [SCD10 AND SCD16] - SUMMERLIN MAJOR DEVIATION - TO ALLOW A FOUR-FOOT SETBACK TO THE LIVING AREA FROM A RESIDENTIAL STREET WHERE EIGHT FEET IS REQUIRED [(1589 CROWNED EAGLE STREET, APN 137-22-515-050), (1537 CROWNED EAGLE STREET, APN 137-22-614-073)]

24-0015 [SCD8, SCD9, AND SCD11 - SCD15] - SUMMERLIN MAJOR DEVIATION - TO ALLOW A THREE-FOOT SETBACK TO THE LIVING AREA FROM A RESIDENTIAL STREET WHERE EIGHT FEET IS REQUIRED [(1545 CROWNED EAGLE STREET, APN 137-22-614-071), (1549 CROWNED EAGLE STREET, APN 137-22-614-070), (1569 CROWNED EAGLE STREET, APN 137-22-614-066), (1581 CROWNED EAGLE STREET, APN 137-22-515-052), (1585 CROWNED EAGLE STREET, APN 137-22-515-051), (1597 CROWNED EAGLE STREET, APN 137-22-515-048), (1605 CROWNED EAGLE STREET, APN 137-22-515-046)]

24-0015 [SCD17 - SCD18] - SUMMERLIN MAJOR DEVIATION - TO ALLOW A THREE-FOOT SETBACK TO THE LIVING AREA FROM A RESIDENTIAL STREET WHERE EIGHT FEET IS REQUIRED [(1614 ROCK KESTREL STREET, APN 137-22-515-062), (1618 ROCK KESTREL STREET, APN 137-22-515-063)]

24-0015 [SCD24 - SCD40] - SUMMERLIN MAJOR DEVIATION - TO ALLOW A TWO-FOOT SETBACK TO THE LIVING AREA FROM A RESIDENTIAL STREET WHERE EIGHT FEET IS REQUIRED [(1546 ROCK KESTREL STREET, APN 137-22-614-076), (1550 ROCK KESTREL STREET, APN 137-22-614-077), (1554 ROCK KESTREL STREET, APN 137-22-614-078), (1558 ROCK KESTREL STREET, APN 137-22-614-079), (1562 KESTREL STREET, APN 137-22-614-080), (1566 ROCK KESTREL STREET, APN 137-22-614-081), (1570 ROCK KESTREL STREET, APN 137-22-614-082), (1574 ROCK KESTREL STREET, APN 137-22-614-083), (1578 ROCK KESTREL STREET, APN 137-22-614-084), (1582 ROCK KESTREL STREET, APN 137-22-614-085), (1586 ROCK KESTREL STREET, APN 137-22-515-055), (1590 ROCK KESTREL STREET, APN 137-22-515-056), (1594 ROCK KESTREL STREET, APN 137-22-515-057), (1598 ROCK KESTREL STREET, APN 137-22-515-058), (1602 ROCK KESTREL STREET, APN 137-22-515-059), (1606 ROCK KESTREL STREET, APN 137-22-515-060), (1610 ROCK KESTREL STREET, APN 137-22-515-061)]

This approval is subject to the following conditions:

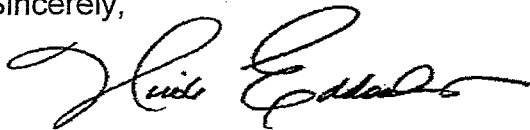
Planning

1. A Major Deviation is hereby approved to allow a two-foot setback to the living area from a residential street where eight feet is required for Lots 88, 89, 90, 91, 92, 93, 141, 142, 143, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156 and 157.
2. A Major Deviation is hereby approved to allow a three-foot setback to the living area from a residential street where eight feet is required for Lots 15, 85, 87, 95, 99, 122, 124, 127, 128, 131, 135, 136, 158 and 159.
3. A Major Deviation is hereby approved to allow a four-foot setback to the living area from a residential street where eight feet is required for Lots 98, 126 and 138.
4. Conformance to Summerlin Development Standards, except as amended herein.
5. Conformance to the approved conditions for Tentative Map (21-0741-TMP1).

6. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
7. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Building and Safety Division.
8. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
9. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

This action by the Planning Commission on March 12, 2024 is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision as allowed by code or there is a review action filed by the City Council within the same time period. For additional information on appeals or review requests submitted please access <https://www.lasvegasnevada.gov/Business/Permits-Licenses/Building-Permits/Permit-Application-Status>, or contact the Department of Community Development at 702.229.6301 after March 26, 2024. No building permits or business licenses related to these items shall be issued prior to the expiration of the required ten day waiting period, or until any filed appeal is resolved pursuant to LVMC Title 19.18.

Sincerely,



Nicole Eddowes
Community Development Coordinator
Case Planning Division

NE:bp

cc:

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