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City of Las Vegas
Planning & Zoning
495 S. Main St
Las Vegas, NV 89101

January 25, 2024

RE: Quail Cove Rear Setback Deviation

To Whom it may concern:

KB Home requests approval for a rear setback deviation to the Summerlin Development Standards for our Quail Cove subdivision.

Although our project has been approved by the Summerlin Design Review Committee, the rear setback our house plans do not comply with the approved development standards as shown in Exhibit 2.12 if they include a rear enhancement. A portion of the site is designed with smaller lots to utilize a reduced driveway as allowed, but due to 2nd floor enhancements, the rear setbacks need to be modified as follows:

1' to finished exterior wall surface from interior
residential street

This community has 144 lots. This setback request will only affect the homes that have 5 foot drive and a rear enhancement. Therefore, only 10 lots are affected (6%).

All remaining 18 foot driveway (134 lots) are in complete compliance (side, rear, etc). Unfortunately, we didn't notice the discrepancy between design guidelines and development standards at the time of the tentative map, and as such the reason for this late request.

Our Final Map for Unit 2 is scheduled to record around 3/1/24 which includes lots 103 and 113. All other impacted lots have already recorded on Unit 1 Final Map in September 2023.

Please contact me at (702) 266-8425 mlschwurack@kbhome.com if you have any questions regarding this request.

Sincerely,

Mandy
Schwurack

Digitally signed by
Mandy Schwurack
Date: 2024.01.24
11:24:37 -08'00'

Mandy Schwurack
Forward Planning Coordinator

24-0086
02/12/2024