DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use

Case #	
Meeting Date	
Total Fee	
Received By/Date	24-0125 03/13/2024

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) Tentative Map

Project Address (Location) Far Hills Boulevard / Grand Park Boulevard

Project Name Summerlin Village 29 Parcel EF **Proposed Use** Single Family

Assessor's Parcel #(s) 137-28-611-001 & 137-28-511-001 **Ward #**

General Plan: Existing PC Proposed NA **Zoning:** Existing PC Proposed NA

Additional Information

Property Owner Howard Hughes Company, LLC Contact Brian P. Walsh
Address 10801 W. Charleston Boulevard 3rd Floor City Las Vegas State NV Zip 89118
E-mail Phone

Applicant KB Home Contact Christa Bilbrey
Address 5795 Badura Ave., Suite 180 City Las Vegas State NV Zip 89118
E-mail cbilbrey@kbhome.com Phone 702-266-8400

Representative Westwood Professional Services Contact Roxanne Leigh
Address 5725 W. Badura Ave., Suite 100 City Las Vegas State NV Zip 89118
E-mail lvproc@westwoodps.com Phone 702-284-5300

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ Yes
☒ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official **Partner(s)**

Partner(s)

- I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in the application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.
- Application will not be deemed complete until the submitted materials have been reviewed by Department of Planning for consistency with the Zoning Ordinance.

Property Owner Signature
An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps and Parcel Maps

Print Name Brian P. Walsh

Subscribed and sworn before me

This 8 day of February, 20 24

Notary Public in and for said County and State

RACHEL LYONS
Notary Public-State of Nevada
Appointment No. 23-3598-01
My Appointment Expires 07-20-27

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use

Case #	
Meeting Date	
Total Fee	
Received By/Date	

24-0125
03/13/2024

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) Major Deviation

Project Address (Location) Summerlin Village 29 Parcel EF

Project Name Caldwell Park **Proposed Use** _____

Assessor's Parcel #(s) 137-28-511-001, 137-28-611-001 **Ward #** _____

General Plan: Existing _____ Proposed _____ **Zoning:** Existing _____ Proposed _____

Additional Information Front setback deviation request using Summerlin SFSD Exhibit 2.2 for 41 lots

Property Owner Howard Hughes Company LLC Contact Betty Shevorski
Address 1700 S Pavilion Center Drive Suite 250 City Las Vegas State NV Zip 89135
E-mail betty.shevorski@howardhughes.com Phone 702-791-4001

Applicant KB Home Contact Mandy Schwurack
Address 5795 Badura Ave Suite 180 City Las Vegas State NV Zip 89118
E-mail mlschwurack@kbhome.com Phone 702-266-8425

Representative Mandy Schwurack Contact _____
Address 5795 Badura Ave Suite 180 City Las Vegas State NV Zip 89118
E-mail mlschwurack@kbhome.com Phone 702-266-8425

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ **Yes**
☒ **No**

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official _____ **Partner(s)** _____

Partner(s) _____

- I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in the application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.
- Application will not be deemed complete until the submitted materials have been reviewed by Department of Planning for consistency with the Zoning Ordinance.

Property Owner Signature _____
An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps and Parcel Maps

Print Name Brian P. Walsh

Subscribed and sworn before me

This 27 day of February, 20 24

Notary Public in and for said County and State

RACHEL LYONS
Notary Public-State of Nevada
Appointment No. 23-3598-01
My Appointment Expires 07-20-27

CALDWELL PARK - SUMMERLIN VILLAGE 29 PARCEL E/F

KB HOME

LEGEND

- TOWNHOME
- LOT 35'X89'
- LOT 38'X72'
- LANDSCAPE
- AC PAVEMENT
- SIDEWALK

PROJECT INFORMATION

PRODUCT 1 - 35' X 89'
NON GATED (SINGLE FAMILY DETACHED)

UNIT 1	29
UNIT 2	27
TOTAL LOTS	56
AVERAGE LOT SIZE	24.6% OF TOTAL
MINIMUM LOT SIZE	3,058 SF
MAXIMUM LOT SIZE	3,347 SF

PRODUCT 2 - 38' X 72'
NON GATED (SINGLE FAMILY DETACHED)

UNIT 1	17
UNIT 2	24
TOTAL LOTS	41
AVERAGE LOT SIZE	18.0% OF TOTAL
MINIMUM LOT SIZE	2,848 SF
MAXIMUM LOT SIZE	3,783 SF

PRODUCT 3 - TOWNHOME
NON GATED (SINGLE FAMILY ATTACHED)

UNIT 1	59
UNIT 2	121
TOTAL LOTS	57.4% OF TOTAL
AVERAGE LOT SIZE	1,620 SF
MINIMUM LOT SIZE	2,225 SF
MAXIMUM LOT SIZE	2,760 SF

UNIT 1	
LOT COUNT	105
ACREAGE	10.97 AC
DENSITY	9.57 DU/AC
UNIT 2	
LOT COUNT	123
ACREAGE	11.94 AC
DENSITY	10.30 DU/AC
TOTAL LOT COUNT	228
TOTAL DENSITY	9.95 DU/AC
NO. OF COMMON LOTS	16

PARKING ANALYSIS

NO OF UNITS	= 228
RESIDENT PARKING	= 2 SPACES/LOT
GUEST PARKING	= 1 SPACE/ 6 LOTS
REQUIRED PARKING	= 494 SPACES
GARAGE SPACES PROVIDED	= 456 SPACES
DRIVEWAY SPACES PROVIDED (88 LOTS)	= 176 SPACES
PARKING STALLS	= 46 SPACES
TOTAL PROVIDED	= 681 SPACES
ADA PARKING REQUIRED* (46 STALLS)	= 2 SPACES (1 VAN)*

*ADA PARKING TO BE PROVIDED ONLY IF REQUIRED BY CLV/THHC)

24-0125
04/11/2024

Westwood

Phone (702) 284-5300
Toll Free (888) 937-5150
5725 W. Badura Ave. STE: 100
Las Vegas, NV 89118
westwoodps.com

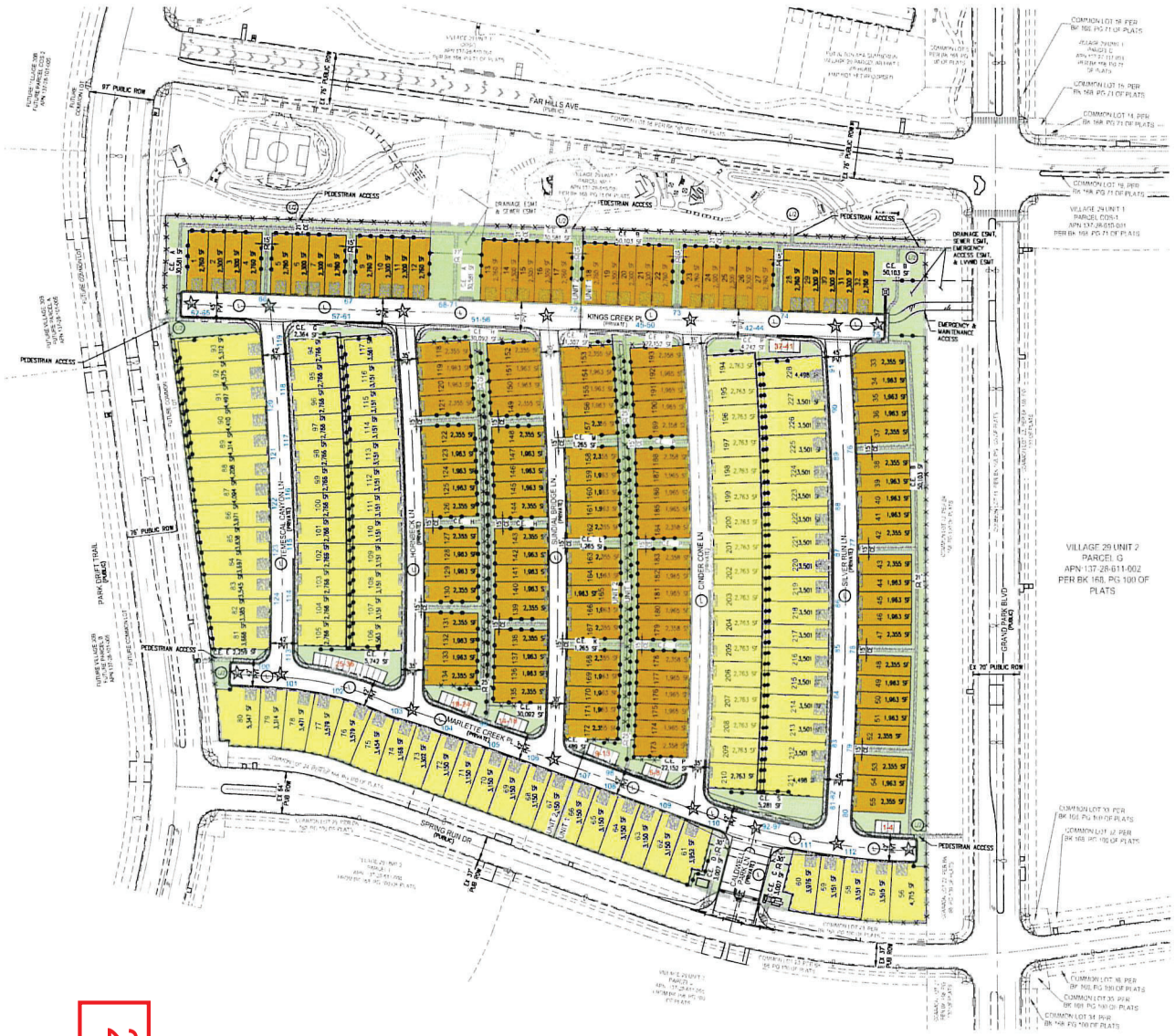
Westwood Professional Services, Inc.

COLOR SITE PLAN

SCALE - 1"=80' FEET

DATE: April 2, 2024
SCALE: 1" = 80'
PROJECT #: KBH2312

J:\kbh2312-005 summerlin v. 29 parcel e\dwg\civil\entitlements\site plan\240402 kbh2312 summ e1 color site.dwg 4/2/2024 4:37 PM Jon Pell



LEGEND

- PROJECT BOUNDARY
- ROADWAY CENTERLINE
- 100.0' LOT LINE
- RIGHT-OF-WAY LINE
- EXISTING INFRASTRUCTURE
- EASEMENT LINE
- SIDEWALK
- NODE
- LINK
- HALF-LINK
- LOTS PER SFSD EXHIBIT 2.2
- LOTS PER SFSD EXHIBIT 2.13
- LANDSCAPED AREA
- DEDICATED PARKING SPACES (MIN 9'W X 18'D PER TITLE 19.08.110.C, TABLE 2)
- ON-STREET PARKING SPACES (MIN 23'W X 9'D PER TITLE 19.08.110.C, TABLE 2)

24-0125
04/11/2024

NO.	DESCRIPTION	DATE	BY	APP DATE	APP

Westwood
Phone (702) 284-5300
5725 W. Badura Ave
Suite 110
Las Vegas, NV 89118
westwoodps.com
Westwood Professional Services, Inc.

CITY OF LAS VEGAS, NV

kb HOME

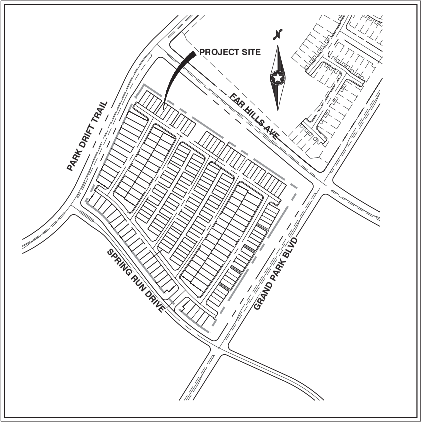
CALDWELL PARK - SUMMERLIN VILLAGE 29 PARCEL EF
COLOR SITE PLAN

S 28
T 20 S
R 59 E

DATE: 3/13/24
DRAFTER: EJAE/RK
DESIGNER: PDF
CHECKED: MF
PROJECT NO.
KBH2312.000

PROFESSIONAL ENGINEER - STATE OF NEVADA
MICHAEL FANE
Exp. 6/30/2024
CIVIL
No. 24464
03/13/2024

SP-1
SHEET 11 OF 11



PARKING ANALYSIS

NO OF UNITS	= 228
RESIDENT PARKING	= 2 SPACES/LOT
RESIDENT PARKING	= 228 * 2 = 456
GUEST PARKING REQUIRED	= 1 SPACE/ 6 LOTS
GUEST PARKING REQUIRED	= 1 * (228/6) = 34
TOTAL REQUIRED PARKING	= 490 SPACES
GARAGE SPACES PROVIDED	= 456 SPACES
GUEST PARKING SPACES PROVIDED	= 124 SPACES
TOTAL PROVIDED PARKING	= 580 SPACES

NOTES

ALL THE COMMON ELEMENTS WILL BE MAINTAINED BY SUB HOA

SETBACKS

	SFSD EXHIBIT 2.2	SFSD EXHIBIT 2.13
REAR (LIVING)	3' MIN (5' TYP)	N/A
REAR (COMMON LOT) –		
TO BUILDING FACE	N/A	0' MIN (5' TYP)
TO PORCH	N/A	2' MIN (8' TYP)
INTERIOR SIDE	3' MIN (5' TYP)	3' MIN (5' TYP)
CORNER SIDE*	8' MIN	8' MIN
BUILDING SEPARATION	6' MIN (10' TYP)	6' MIN (10' TYP)
FRONT (NEIGHBORHOOD STREET) –		
TO BUILDING FACE	8' MIN **2' MIN (LOTS 94-117 & 194-210 ONLY PER MAJOR DEVIATION)**	N/A
TO PORCH	3' MIN (5' TYP)	N/A
GARAGE	3'-5' OR 18' MIN (19' TYP)	3'-5' OR 18' MIN (19' TYP)

NOTE: DIMENSIONS ARE FROM BACK OF SIDEWALK OR BACK OF CURB, IF NO SIDEWALK EXISTS. 12" ENCROACHMENT INTO ALL SETBACKS FOR EAVES, POP-OUTS AND DECORATIVE FEATURES. NOTHING LESS THAN 1.0' FROM PL.

*SETBACKS ON CORNER LOTS ARE MEASURED FROM BACK OF CURB REGARDLESS OF SIDEWALK LOCATION.

NOTES

1. THERE IS NO KNOWN FAULTS OR FISSURES LOCATED ADJACENT TO OR WITHIN THE BOUNDARIES OF THIS SUBDIVISION TO BE VERIFIED BY THE GEOTECHNICAL ENGINEER.
2. THERE ARE NO KNOWN GROUNDWATER DEPTHS WITHIN 20 FEET OF THE EXISTING GROUND SURFACE.
3. THERE WILL BE A HOA AND CC&R'S ESTABLISHED FOR THIS SUBDIVISION.
4. LANDSCAPE EASEMENTS AND COMMON ELEMENTS WILL BE MAINTAINED BY HOA.
5. THE SITE SLOPES ARE LESS THAN 12%. STREET GRADES WILL TYPICALLY BE LESS THAN 10%.
6. EASEMENTS REQUIRED FOR STORM DRAIN, DRY UTILITIES, SANITARY SEWER, AND POTABLE WATER SHALL BE GRANTED ON THE FINAL MAP.
7. WATER TO SERVICE THIS PROJECT WILL BE SUPPLIED BY CONNECTION TO EXISTING 12" WATER MAIN LOCATED IN GRAND PARK BLVD & SPRING RUN DRIVE.
8. SEWER SERVICE FOR THIS PROJECT WILL CONNECT TO THE EXISTING 8" STUBS LOCATED IN GRAND PARK BLVD AND FAR HILLS AVE.
9. THIS PROJECT IS NOT WITHIN A 100 YEAR FEMA SPECIAL FLOOD HAZARD AREA.
10. THERE ARE NO EXISTING STRUCTURES ON THIS PARCEL.
11. INTERIOR STREETS ARE PRIVATE.
12. TRAFFIC ACCESS SHALL BE VIA SPRING RUN DRIVE.
13. THIS PROJECT IS PART OF THE SUMMERLIN MASTER PLAN.
14. ALL HOMES WILL HAVE 13D SPRINKLER SYSTEMS.

BENCHMARK

BENCHMARK NUMBER: 5LV0934NE6

RIVET AND PLATE IN TOP OF CURB @ NORTHEAST CORNER OF DESERT FOOTHILLS AND ALTA DRIVE.

ELEVATION = 3304.45 FEET, 1007.197 METERS
NAVD 88 DATUM

PER THE CITY OF LAS VEGAS VERTICAL CONTROL

BASIS OF BEARINGS

SOUTH 89°44'05" EAST BEING THE BEARING OF THE NORTH LINE OF SECTION 28, TOWNSHIP 20 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AS SHOWN IN FILE 168, PAGE 71 OF PARCEL MAPS

TENTATIVE MAP
FOR
CALDWELL PARK - SUMMERLIN VILLAGE 29 PARCEL EF

A SINGLE FAMILY PROJECT LOCATED IN
THE CITY OF LAS VEGAS, NEVADA
APN 137-28-511-001, 137-28-611-001

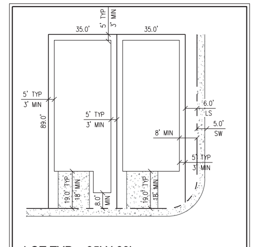
SITE DATA

APN:	137-28-511-001, 137-28-611-001
GROSS AREA:	22.91 ACRES
NET AREA:	22.91 ACRES
GROSS AREA UNIT 1:	10.97 ACRES
GROSS AREA UNIT 2:	11.9 ACRES
CURRENT ZONING:	P-C
PROPOSED ZONING:	P-C
SUMMERLIN LAND USE:	SFSD
SFSD EXHIBIT 2.2 :	97 LOTS
SFSD EXHIBIT 2.13 :	131 LOTS
NO. OF COMMON ELEMENTS UNIT 1	6
TOTAL LOT COUNT UNIT 1:	105
GROSS DENSITY UNIT 1:	9.58 DU/AC
NO. OF COMMON ELEMENTS UNIT 2	10
TOTAL LOT COUNT UNIT 2:	123
GROSS DENSITY UNIT 2:	10.30 DU/AC
MINIMUM LOT SIZE:	1,963 SF (MULTIPLE LOTS)
MAXIMUM LOT SIZE:	5,347 SF (LOT 80)
AVERAGE LOT SIZE:	2,695 SF

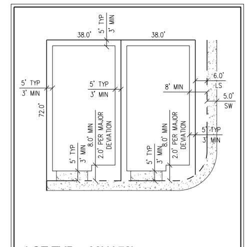
CONNECTIVITY

NODES = 15
LINKS = 19
1/2 LINKS = 7

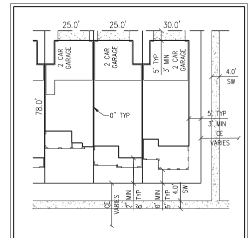
MINIMUM CONNECTIVITY INDEX	= 1.3
CONNECTIVITY INDEX	= LINKS/NODES
CALCULATED CONNECTIVITY INDEX	= 22.5/15
CALCULATED CONNECTIVITY INDEX	= 1.50



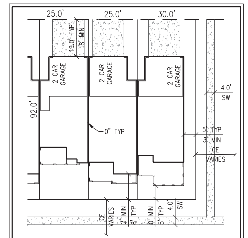
LOT TYP - 35' X 89'
NOT TO SCALE



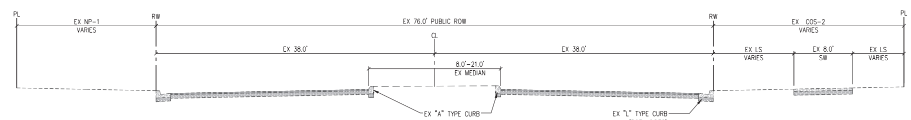
LOT TYP - 38' X 72'
NOT TO SCALE



TOWNHOME LOT TYP - 25'X78'
NOT TO SCALE

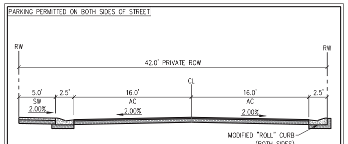


TOWNHOME LOT TYP - 25'X92'
NOT TO SCALE



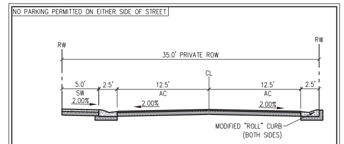
A. ADJACENT PUBLIC STREET
NOT TO SCALE

PARKING PERMITTED ON BOTH SIDES OF STREET

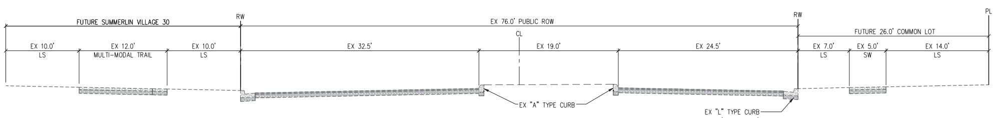


E. 42' PRIVATE STREET
NOT TO SCALE

NO PARKING PERMITTED ON EITHER SIDE OF STREET

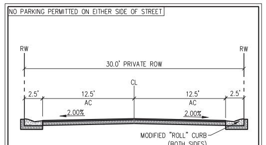


H. 35' PRIVATE STREET
NOT TO SCALE



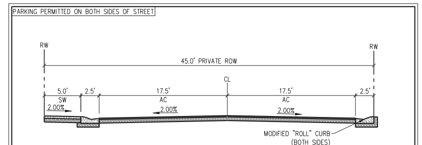
B. ADJACENT PUBLIC STREET
NOT TO SCALE

NO PARKING PERMITTED ON EITHER SIDE OF STREET

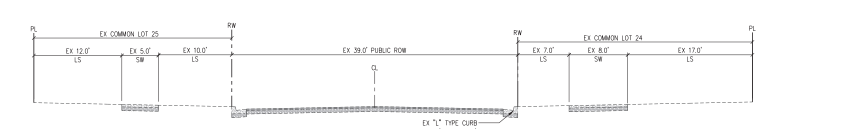


F. 30' PRIVATE STREET
NOT TO SCALE

PARKING PERMITTED ON BOTH SIDES OF STREET

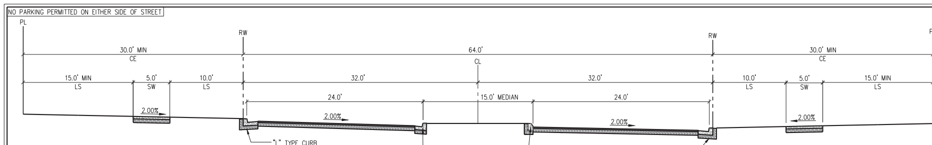


G. 45' PRIVATE STREET
NOT TO SCALE

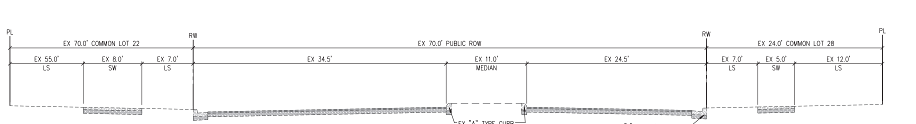


C. ADJACENT PUBLIC STREET
NOT TO SCALE

NO PARKING PERMITTED ON EITHER SIDE OF STREET



J. NEIGHBORHOOD ENTRY STREET
NOT TO SCALE



D. ADJACENT PUBLIC STREET
NOT TO SCALE

UTILITY SERVICES BY

WATER:	LAS VEGAS VALLEY WATER DISTRICT
SEWER:	CITY OF LAS VEGAS
GARBAGE:	REPUBLIC SERVICES OF SOUTHERN NEVADA
POWER:	NV ENERGY
TELEPHONE:	CENTURY LINK
NATURAL GAS:	SOUTHWEST GAS COMPANY

LEGAL DESCRIPTION

LOTS E AND F OF SUMMERLIN VILLAGE 29 UNIT 2 (A COMMON INTEREST COMMUNITY) AS SHOWN BY MAP THEREOF ON FILE IN BOOK 168 OF PLATS, PAGE 100 IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

EARTHWORKS SUMMARY

EARTHWORK SUMMARY (UNADJUSTED)

CUT	84,635 CY.
FILL	99,847 CY.
NET	15,212 CY. (FILL)

DISCLAIMER NOTE

EXISTING UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO COMMENCING CONSTRUCTION. NO REPRESENTATION IS MADE THAT ALL EXISTING UTILITIES ARE SHOWN HEREON. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR UTILITIES NOT SHOWN IN THEIR PROPER LOCATION.

OWNER
HOWARD HUGHES COMPANY LLC
1700 SOUTH PAVILLION CENTER DR, STE 250
LAS VEGAS, NV 89135

ENGINEER
WESTWOOD PROFESSIONAL SERVICES
5725 W. BADURA AVE, STE 100
LAS VEGAS, NV 89118
PH: (702) 284-5300
FX: (702) 284-5399
CONTACT: MICHAEL FANG

DEVELOPER
KB HOME
5795 BADURA AVE. SUITE 180
LAS VEGAS, NV 89118
PH: (702) 266-8400
FX: (702) 266-8623
CONTACT: PAUL CHAO

24-0125
04/11/2024

Westwood
Phone (702) 284-5300
5725 W. Badura Ave.
Suite 100
Las Vegas, NV 89118
westwoodps.com
Westwood Professional Services, Inc.

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

CITY OF LAS VEGAS, NV

kb HOME

CALDWELL PARK - SUMMERLIN VILLAGE 29 PARCEL EF
TENTATIVE MAP

S 28
T 20 S
R 59 E

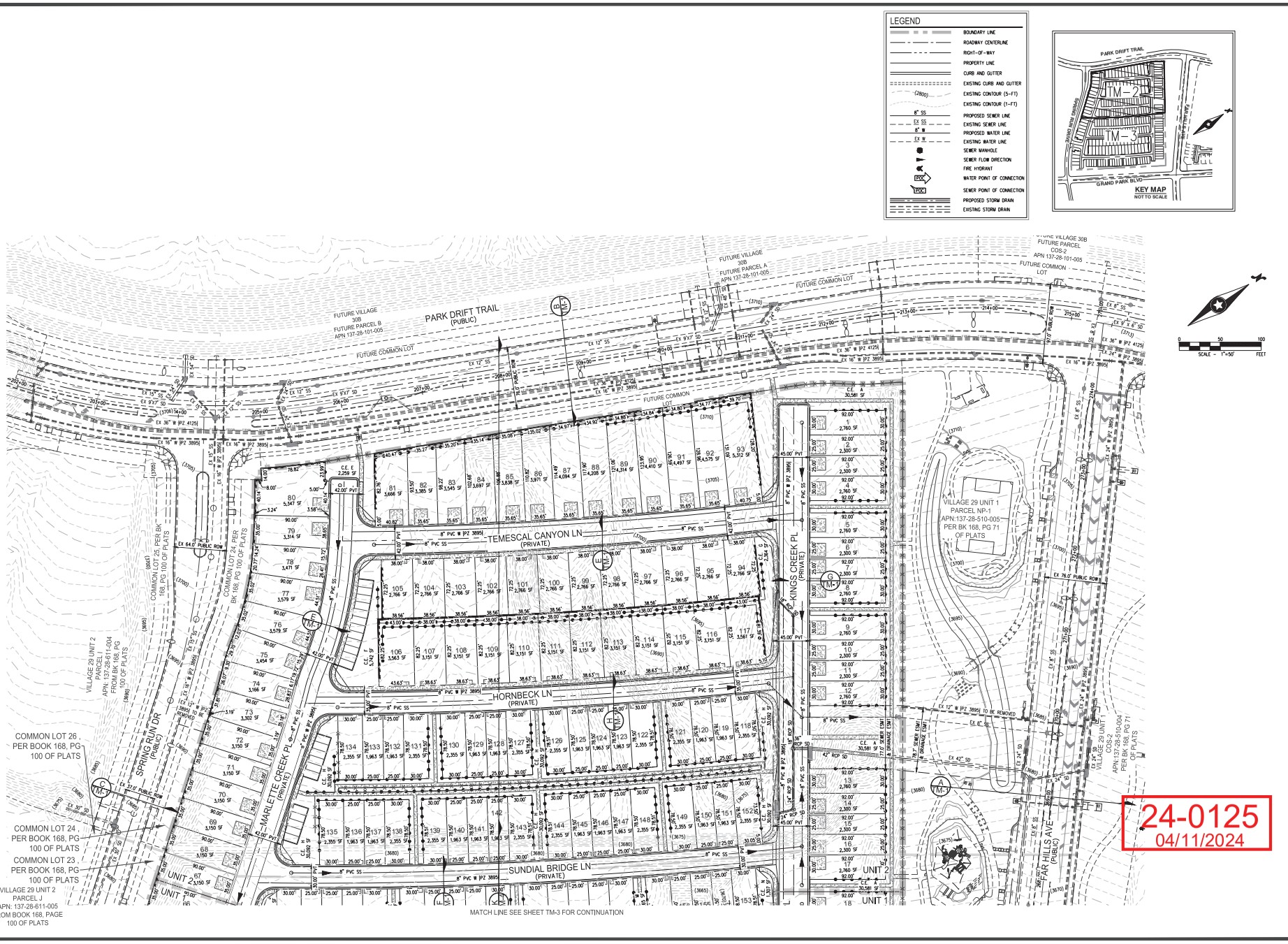
DATE: 3/13/24
DRAFTER: EJAE/RK
DESIGNER: PDF
CHECKED: MF

PROJECT NO.
KBH2312.000

ENGINEER – STATE OF NEVADA
MICHAEL FANG
Exp. 6/30/2025
CIVIL
No.24464
PROFESSIONAL

TM-1
SHEET 1 OF 11

j:\kbh2312-000 summerlin v. 29 parcel ef\dwg\civil\entitlements\tentative map\240313 kbh2312 summ ef tm.dwg 3/13/2024 1:05 PM Pablo Vazquez



24-0125
04/11/2024

Westwood
Phone (702) 284-5300
5725 W. Badura Ave.
Suite 100
Las Vegas, NV 89118

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

CITY OF LAS VEGAS, NV

kb HOME

CALDWELL PARK - SUMMERLIN VILLAGE 29 PARCEL EF
TENTATIVE MAP

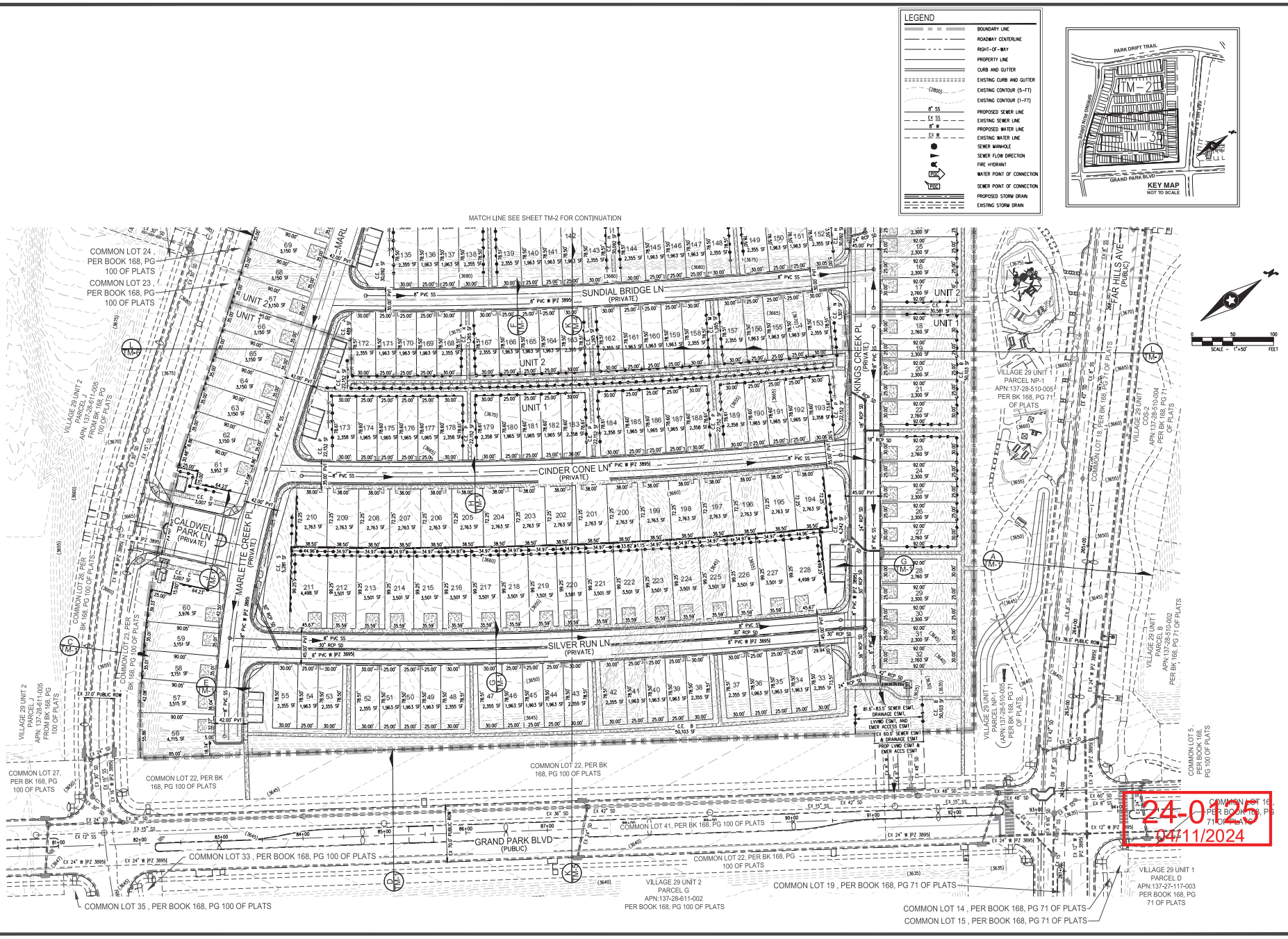
S-26 T-20 R-59 E

DATE: 3/13/24
DRAFTER: EJAE/RK
DESIGNER: PDF
CHECKED: MF
PROJECT NO. KBH2312.000

PROFESSIONAL ENGINEER - STATE OF NEVADA
MICHAEL FANG
Exp. 6/30/2025
CIVIL
No.24464

TM-2
SHEET 2 OF 11

J:\kbh2312-000 summerlin - 29 parcel ef\dwg\civil\entitlements\tentative map\kbh2312 kbh2312 name of lm.dwg 3/13/2024 1:05 PM Pablo Ramirez



Westwood
Phone (702) 284-5300
5725 W Badura Ave. Suite 100 Las Vegas NV 89118

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

CITY OF LAS VEGAS, NV

kb HOME

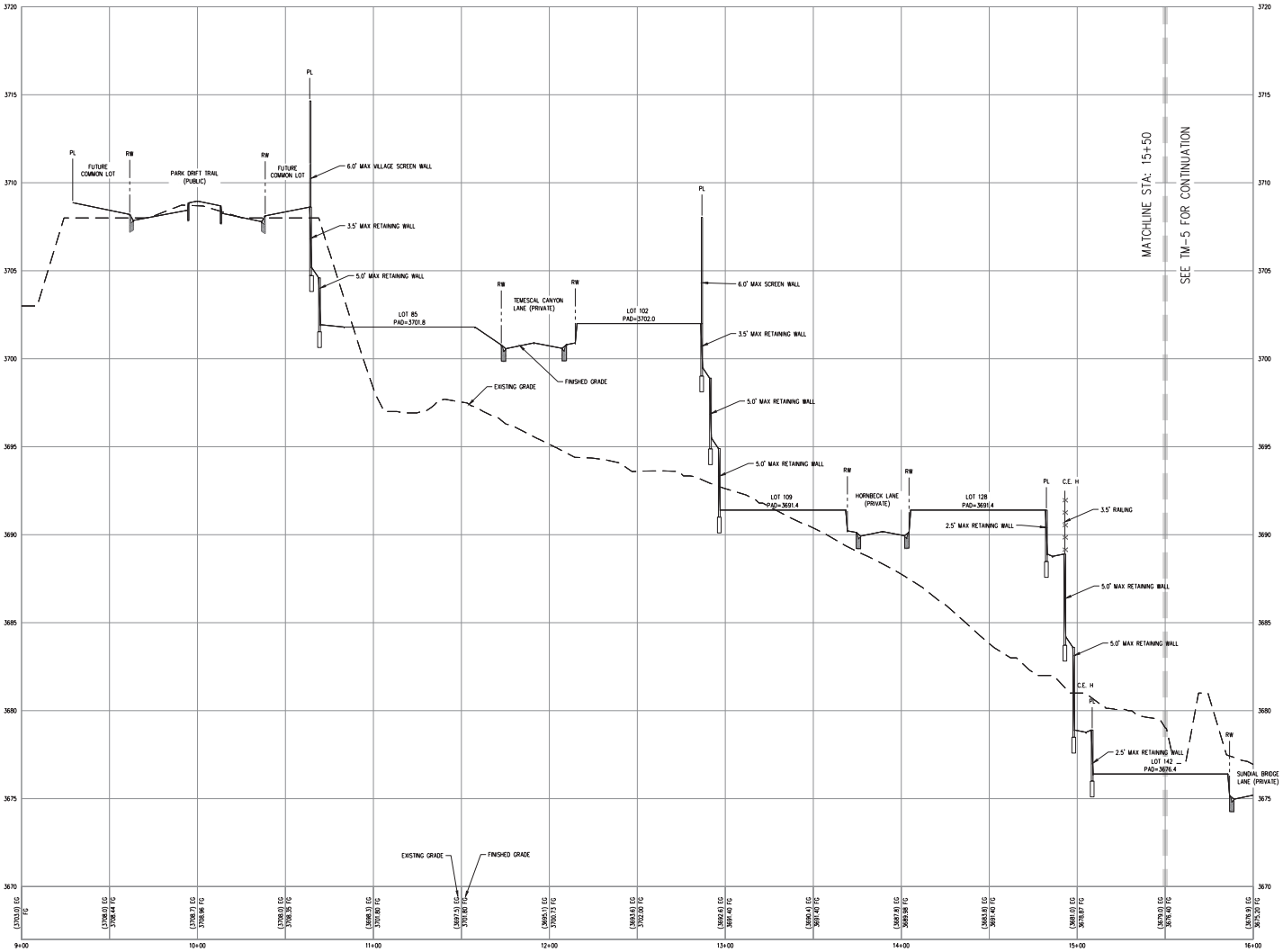
CALDWELL PARK - SUMMERLIN VILLAGE 29 PARCEL EF
TENTATIVE MAP

T-28 S
R 59 E

DATE: 3/13/24
DRAFTER: EJAE/RK
DESIGNER: PDF
CHECKED: MF
PROJECT NO. KBH2312.000

PROFESSIONAL ENGINEER - STATE OF NEVADA
MICHAEL FANG
Exp. 6/30/2025
CIVIL
No.24464

TM-3
SHEET 3 OF 11



K. NORTHWEST-SOUTHEAST- PROFILE VIEW

HORIZ: 1" = 30'
VERT: 1" = 3'

24-0125
04/11/2024

Westwood
Phone (702) 284-5300
5725 W. Badura Ave.
Suite 100
Las Vegas, NV 89118

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

CITY OF LAS VEGAS, NV

kb HOME

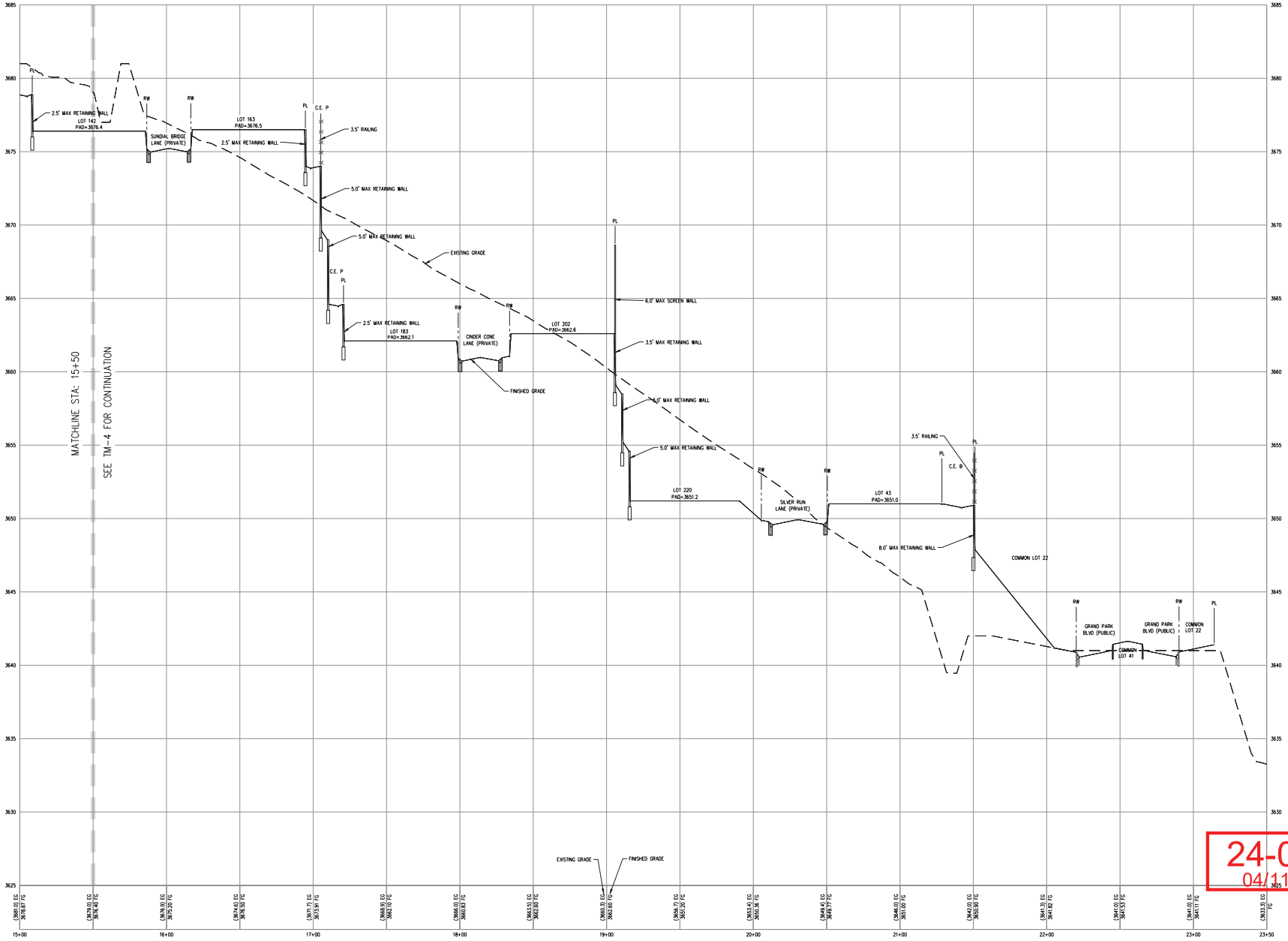
CALDWELL PARK - SUMMERLIN VILLAGE 29 PARCEL EF
CROSS SECTION

T- 20 S
R- 59 E

DATE: 3/13/24
DRAFTER: EJAE/RK
DESIGNER: PDF
CHECKED: MF
PROJECT NO.
KBH2312.000

PROFESSIONAL ENGINEER - STATE OF NEVADA
MICHAEL FANG
Exp. 6/30/2025
CIVIL
No.24464

TM-4
SHEET 4 OF 11



K. NORTHWEST-SOUTHEAST- PROFILE VIEW

HORIZ: 1" = 30'
VERT: 1" = 3'

24-0125
04/11/2024

Westwood
Phone (702) 284-5300
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CITY OF LAS VEGAS, NV

T-20 S
R-59 E

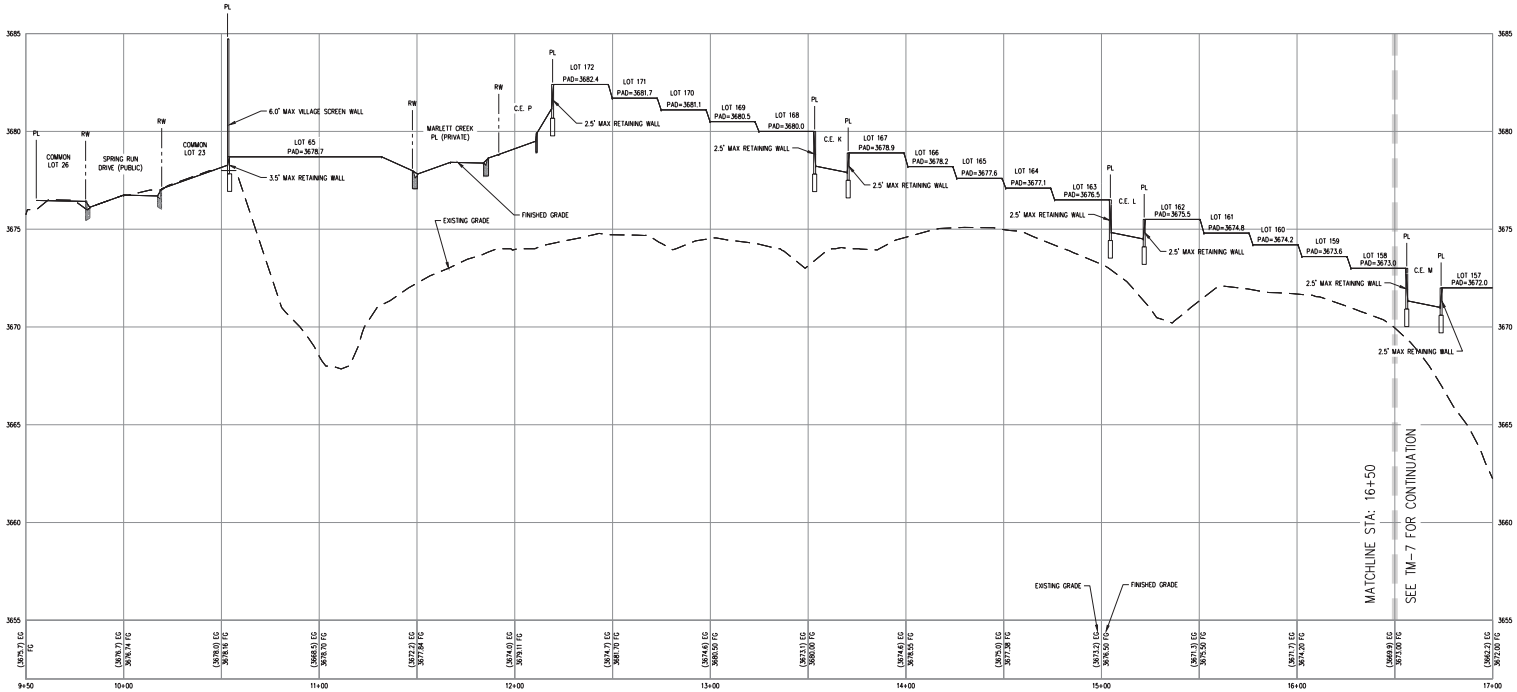
CALDWELL PARK - SUMMERLIN VILLAGE 29 PARCEL EF
CROSS SECTION

DATE: 3/13/24
DRAFTER: EJAE/RK
DESIGNER: PDF
CHECKED: MF
PROJECT NO. KBH2312.000

PROFESSIONAL ENGINEER - STATE OF NEVADA
MICHAEL FANG
Exp. 6/30/2025
CIVIL
No.24464

TM-5
SHEET 5 OF 11

J:\kbh2312-000 summerlin - 29 parcel ef\civil\civil settlements\tentative maps\242313 kbh2312 summ ef lm.dwg 3/13/2024 1:06 PM Pablo Velasquez



L SOUTHWEST-NORTHEAST - PROFILE VIEW

HORIZ: 1" = 30'
VERT: 1" = 3'

24-0125
04/11/2024

Westwood
Phone (702) 284-5300
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Suite 100
Las Vegas, NV 89118

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

CITY OF LAS VEGAS, NV

kb HOME

T-26
R-59
S-29
E

CALDWELL PARK - SUMMERLIN VILLAGE 29 PARCEL EF
TENTATIVE MAP

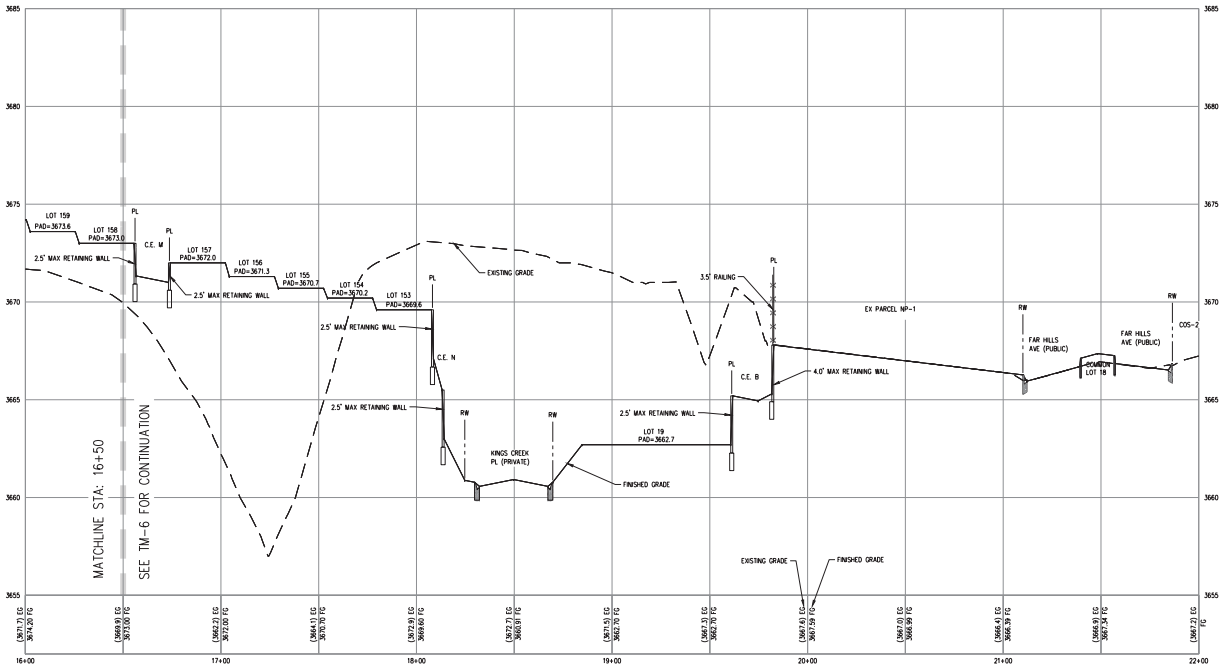
DATE: 3/13/24
DRAFTER: EJAE/RK
DESIGNER: PDF
CHECKED: MF

PROJECT NO.
KBH2312.000

PROFESSIONAL ENGINEER - STATE OF NEVADA
MICHAEL FANG
Exp. 6/30/2025
CIVIL
Project No.24464

TM-6
SHEET 6 OF 11

J:\kbh2312-000 summerlin - 29 parcel ef\civil\settlements\tentative map\243913 kbh2312 summ ef lm.dwg 3/13/2024 1:06 PM Pablo Valenzuela



L SOUTHWEST-NORTHEAST - PROFILE VIEW

HORIZ: 1" = 30'
VERT: 1" = 3'

24-0125
04/11/2024

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Phone (702) 284-5300
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Suite 100
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NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

CITY OF LAS VEGAS, NV

kb HOME

T-20
R-59 S
R-59 E

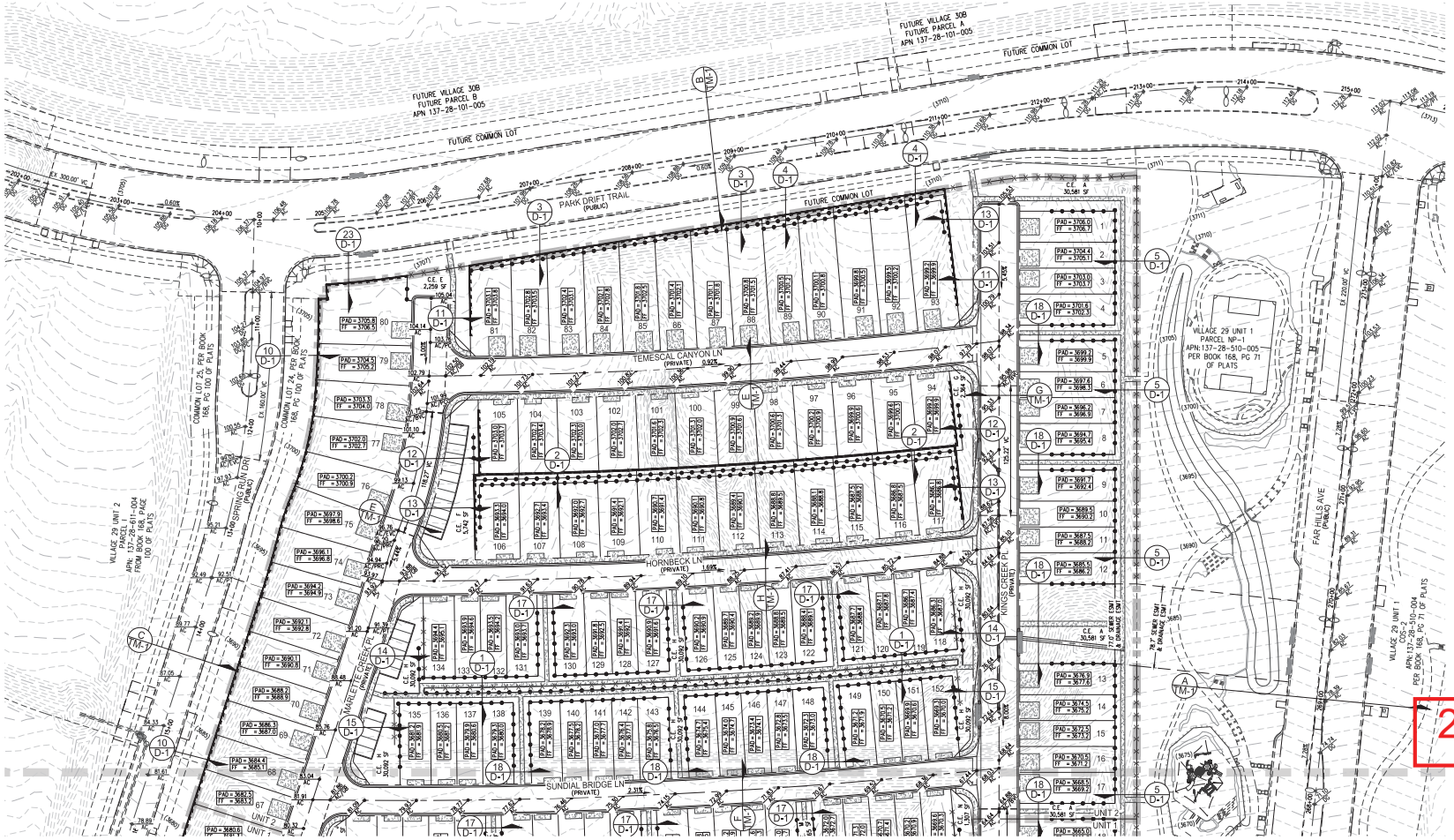
CALDWELL PARK - SUMMERLIN VILLAGE 29 PARCEL EF
TENTATIVE MAP

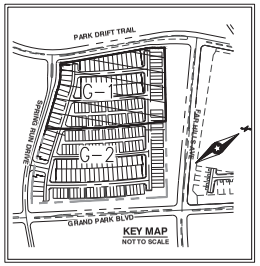
DATE: 3/13/24
DRAFTER: EJAE/RK
DESIGNER: PDF
CHECKED: MF

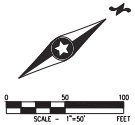
PROJECT NO.
KBH2312.000

PROFESSIONAL ENGINEER - STATE OF NEVADA
MICHAEL FANG
Exp. 6/30/2025
CPFL
Project No.24464

TM-7
SHEET 7 OF 11







24-0125
04/11/2024

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5725 W. Badura Ave.
Suite 100
Las Vegas, NV 89118
Phone (702) 284-5300

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

CITY OF LAS VEGAS, NV

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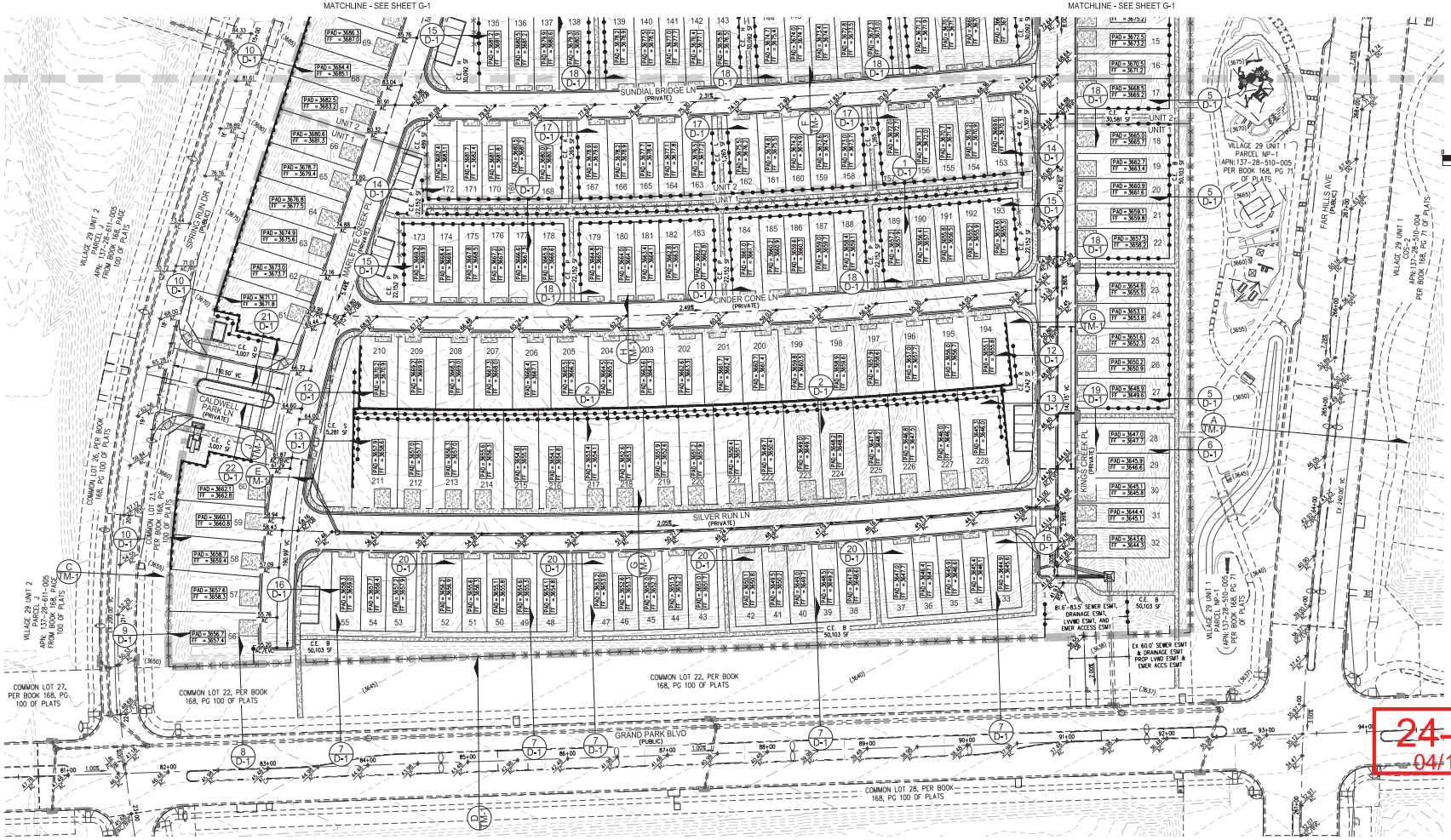
CALDWELL PARK - SUMMERLING VILLAGE 29 PARCEL EF
PRELIMINARY GRADING PLAN

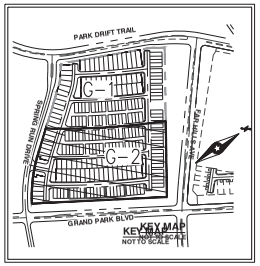
T-28 S
R-59 E
S-13

DATE: 3/13/24
DRAFTER: PDV
DESIGNER: PDV
CHECKED: MF
PROJECT NO. KBH2312.000

PROFESSIONAL ENGINEER - STATE OF NEVADA
MICHAEL FANG
Exp. 6/30/2025
CIVIL
No. 24464

G-1
SHEET 8 OF 11





24-0125
04/11/2024

Westwood
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NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

CITY OF LAS VEGAS, NV

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CALDWELL PARK - SUMMERLING VILLAGE 29 PARCEL EF
PRELIMINARY GRADING PLAN

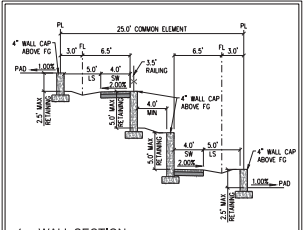
T-28 S
R 59 E

DATE: 3/13/24
DRAFTER: PDV
DESIGNER: PDV
CHECKED: MF

PROJECT NO.
KBH2312.000

PROFESSIONAL ENGINEER - STATE OF NEVADA
MICHAEL FANG
Exp. 6/30/2025
CIVIL
No. 24464

G-2
SHEET 9 OF 11



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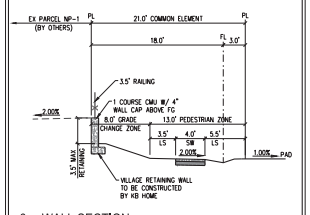
NOT TO SCALE



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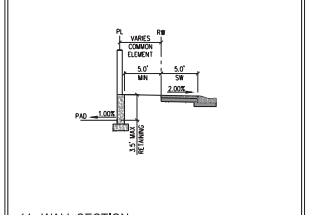

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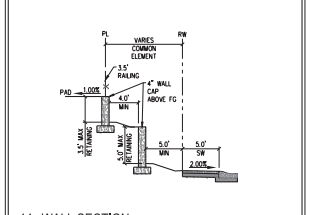

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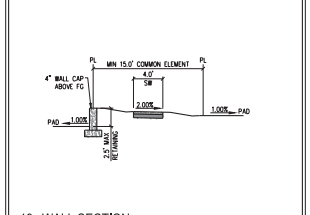

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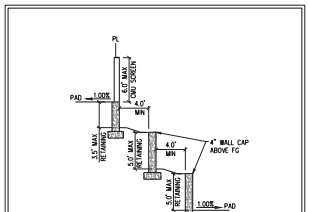

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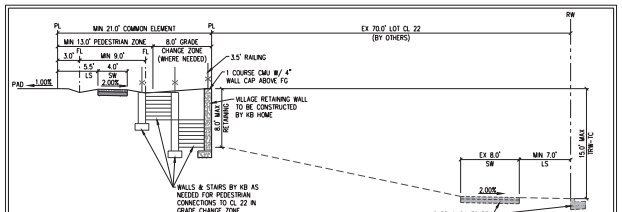

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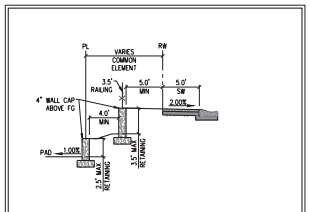

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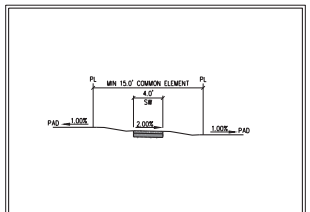

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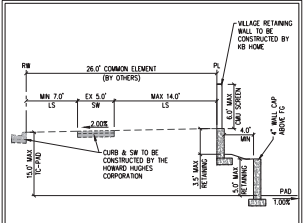

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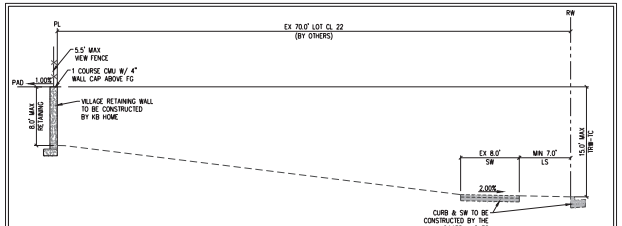

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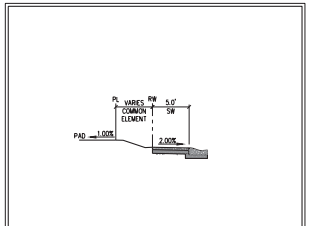

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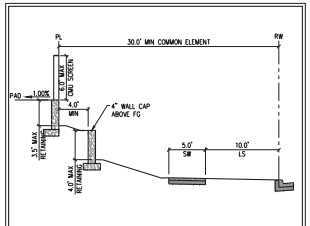

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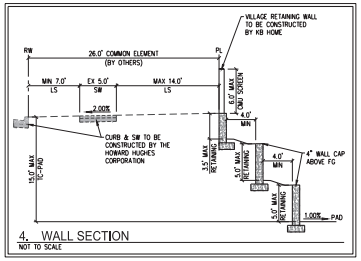

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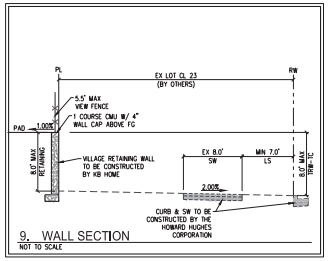

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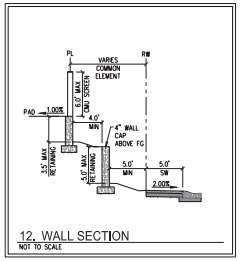

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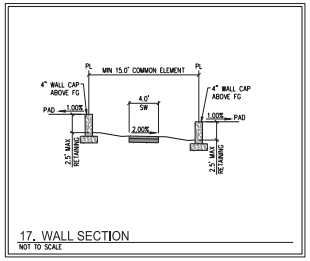

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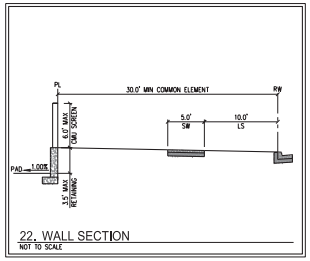

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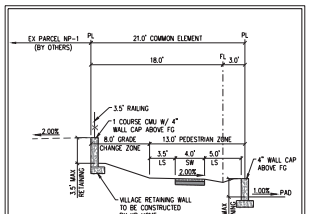

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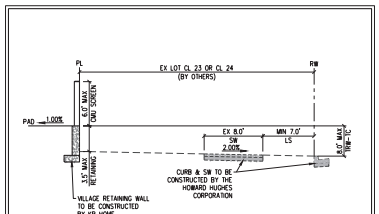

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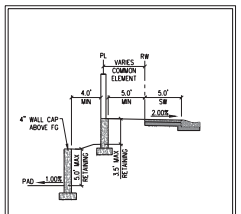

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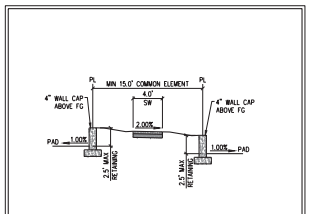

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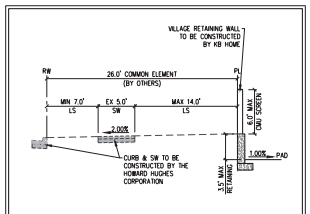

23. WALL SECTION
NOT TO SCALE

24-0125
04/11/2024

Westwood
5725 W. Badura Ave.
Suite 100
Las Vegas, NV 89118
Phone (702) 284-5300

NO.	DESCRIPTION	DATE	BY	APP.	APP. DATE

CITY OF LAS VEGAS, NV

kb HOME

CALDWELL PARK - SUMMERLIN VILLAGE 29 PARCEL EF
PRELIMINARY GRADING DETAILS

T-26 S
R-59 E

DATE: 3/13/24
DRAFTER: PDV
DESIGNER: PDV
CHECKED: MF
PROJECT NO. KBH2312.000

PROFESSIONAL ENGINEER - STATE OF NEVADA
MICHAEL FANG
Exp. 6/30/2025
CIVIL
No. 24464

D-1
SHEET 10 OF 11

J:\kbh2312-000 summerlin - 29 parcel ef\dwg\civil\entitlements\tentative maps\243013 kbh2312 summ ef prelim grading.dwg 3/13/2024 1:01 PM Pablo Vazquez

Caldwell Park - Village 29 Parcel EF

	Lot number	Plan	Simple address	Summerlin Rear Setback Requirements	Current Rear Setback provided by KB: (In compliance)	Summerlin Front Setback requirements from Common Lot	Requested Front Setback modification:	Summerlin Side Setback Requirements from PL	Current KB: Side Setback (in compliance)
1	94	2469	TBD	3 ft to finished exterior wall surface	3 ft to finished wall surface	8' to living or 3'to porch or other similar element	2' to living (due to 2nd floor popouts)	3' to Property Line	5 ft to PL
2	95	2469	TBD	3 ft to finished exterior wall surface	3 ft to finished wall surface	8' to living or 3'to porch or other similar element	2' to living (due to 2nd floor popouts)	3' to Property Line	5 ft to PL
3	96	2469	TBD	3 ft to finished exterior wall surface	3 ft to finished wall surface	8' to living or 3'to porch or other similar element	2' to living (due to 2nd floor popouts)	3' to Property Line	5 ft to PL
4	97	2469	TBD	3 ft to finished exterior wall surface	3 ft to finished wall surface	8' to living or 3'to porch or other similar element	2' to living (due to 2nd floor popouts)	3' to Property Line	5 ft to PL
5	98	2469	TBD	3 ft to finished exterior wall surface	3 ft to finished wall surface	8' to living or 3'to porch or other similar element	2' to living (due to 2nd floor popouts)	3' to Property Line	5 ft to PL
6	99	2469	TBD	3 ft to finished exterior wall surface	3 ft to finished wall surface	8' to living or 3'to porch or other similar element	2' to living (due to 2nd floor popouts)	3' to Property Line	5 ft to PL
7	100	2469	TBD	3 ft to finished exterior wall surface	3 ft to finished wall surface	8' to living or 3'to porch or other similar element	2' to living (due to 2nd floor popouts)	3' to Property Line	5 ft to PL
8	101	2469	TBD	3 ft to finished exterior wall surface	3 ft to finished wall surface	8' to living or 3'to porch or other similar element	2' to living (due to 2nd floor popouts)	3' to Property Line	5 ft to PL
9	102	2469	TBD	3 ft to finished exterior wall surface	3 ft to finished wall surface	8' to living or 3'to porch or other similar element	2' to living (due to 2nd floor popouts)	3' to Property Line	5 ft to PL
10	103	2469	TBD	3 ft to finished exterior wall surface	3 ft to finished wall surface	8' to living or 3'to porch or other similar element	2' to living (due to 2nd floor popouts)	3' to Property Line	5 ft to PL
11	104	2469	TBD	3 ft to finished exterior wall surface	3 ft to finished wall surface	8' to living or 3'to porch or other similar element	2' to living (due to 2nd floor popouts)	3' to Property Line	5 ft to PL
12	105	2469	TBD	3 ft to finished exterior wall surface	3 ft to finished wall surface	8' to living or 3'to porch or other similar element	2' to living (due to 2nd floor popouts)	3' to Property Line	5 ft to PL
13	106	2469	TBD	3 ft to finished exterior wall surface	3 ft to finished wall surface	8' to living or 3'to porch or other similar element	2' to living (due to 2nd floor popouts)	3 ft to Interior PL	5 ft to PL
14	107	2469	TBD	3 ft to finished exterior wall surface	3 ft to finished wall surface	8' to living or 3'to porch or other similar element	2' to living (due to 2nd floor popouts)	3 ft to Interior PL	5 ft to PL
15	108	2469	TBD	3 ft to finished exterior wall surface	3 ft to finished wall surface	8' to living or 3'to porch or other similar element	2' to living (due to 2nd floor popouts)	3 ft to Interior PL	5 ft to PL
16	109	2469	TBD	3 ft to finished exterior wall surface	3 ft to finished wall surface	8' to living or 3'to porch or other similar element	2' to living (due to 2nd floor popouts)	3 ft to Interior PL	5 ft to PL
17	110	2469	TBD	3 ft to finished exterior wall surface	3 ft to finished wall surface	8' to living or 3'to porch or other similar element	2' to living (due to 2nd floor popouts)	3 ft to Interior PL	5 ft to PL

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04/11/2024

18	111	2469	TBD	3 ft to finished exterior wall surface	3 ft to finished wall surface		8' to living or 3'to porch or other similar element	2' to living (due to 2nd floor popouts)		3 ft to Interior PL	5 ft to PL	
19	112	2469	TBD	3 ft to finished exterior wall surface	3 ft to finished wall surface		8' to living or 3'to porch or other similar element	2' to living (due to 2nd floor popouts)		3 ft to Interior PL	5 ft to PL	
20	113	2469	TBD	3 ft to finished exterior wall surface	3 ft to finished wall surface		8' to living or 3'to porch or other similar element	2' to living (due to 2nd floor popouts)		3 ft to Interior PL	5 ft to PL	
21	114	2469	TBD	3 ft to finished exterior wall surface	3 ft to finished wall surface		8' to living or 3'to porch or other similar element	2' to living (due to 2nd floor popouts)		3 ft to Interior PL	5 ft to PL	
22	115	2469	TBD	3 ft to finished exterior wall surface	3 ft to finished wall surface		8' to living or 3'to porch or other similar element	2' to living (due to 2nd floor popouts)		3 ft to Interior PL	5 ft to PL	
23	116	2469	TBD	3 ft to finished exterior wall surface	3 ft to finished wall surface		8' to living or 3'to porch or other similar element	2' to living (due to 2nd floor popouts)		3 ft to Interior PL	5 ft to PL	
24	117	2469	TBD	3 ft to finished exterior wall surface	3 ft to finished wall surface		8' to living or 3'to porch or other similar element	2' to living (due to 2nd floor popouts)		3 ft to Interior PL	5 ft to PL	
25	194	2469	TBD	3 ft to finished exterior wall surface	3 ft to finished wall surface		3'to porch or other similar element	2' to living (due to 2nd floor popouts)		3 ft to Interior PL	5 ft to PL	
26	195	2469	TBD	3 ft to finished exterior wall surface	3 ft to finished wall surface		8' to living or 3'to porch or other similar element	2' to living (due to 2nd floor popouts)		3 ft to Interior PL	5 ft to PL	
27	196	2469	TBD	3 ft to finished exterior wall surface	3 ft to finished wall surface		8' to living or 3'to porch or other similar element	2' to living (due to 2nd floor popouts)		3 ft to Interior PL	5 ft to PL	
28	197	2469	TBD	3 ft to finished exterior wall surface	3 ft to finished wall surface		8' to living or 3'to porch or other similar element	2' to living (due to 2nd floor popouts)		3 ft to Interior PL	5 ft to PL	
29	198	2469	TBD	3 ft to finished exterior wall surface	3 ft to finished wall surface		8' to living or 3'to porch or other similar element	2' to living (due to 2nd floor popouts)		3 ft to Interior PL	5 ft to PL	
30	199	2469	TBD	3 ft to finished exterior wall surface	3 ft to finished wall surface		8' to living or 3'to porch or other similar element	2' to living (due to 2nd floor popouts)		3 ft to Interior PL	5 ft to PL	
31	200	2469	TBD	3 ft to finished exterior wall surface	3 ft to finished wall surface		8' to living or 3'to porch or other similar element	2' to living (due to 2nd floor popouts)		3 ft to Interior PL	5 ft to PL	
32	201	2469	TBD	3 ft to finished exterior wall surface	3 ft to finished wall surface		8' to living or 3'to porch or other similar element	2' to living (due to 2nd floor popouts)		3 ft to Interior PL	5 ft to PL	
33	202	2469	TBD	3 ft to finished exterior wall surface	3 ft to finished wall surface		8' to living or 3'to porch or other similar element	2' to living (due to 2nd floor popouts)		3 ft to Interior PL	5 ft to PL	
34	203	2469	TBD	3 ft to finished exterior wall surface	3 ft to finished wall surface		8' to living or 3'to porch or other similar element	2' to living (due to 2nd floor popouts)		3 ft to Interior PL	5 ft to PL	
35	204	2469	TBD	3 ft to finished exterior wall surface	3 ft to finished wall surface		8' to living or 3'to porch or other similar element	2' to living (due to 2nd floor popouts)		3 ft to Interior PL	5 ft to PL	
36	205	2469	TBD	3 ft to finished exterior wall surface	3 ft to finished wall surface		8' to living or 3'to porch or other similar element	2' to living (due to 2nd floor popouts)		3 ft to Interior PL	5 ft to PL	
37	206	2469	TBD	3 ft to finished exterior wall surface	3 ft to finished wall surface		8' to living or 3'to porch or other similar element	2' to living (due to 2nd floor popouts)		3 ft to Interior PL	5 ft to PL	

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38	207	2469	TBD	3 ft to finished exterior wall surface	3 ft to finished wall surface		8' to living or 3'to porch or other similar element	2' to living (due to 2nd floor popouts)		3 ft to Interior PL	5 ft to PL	
39	208	2469	TBD	3 ft to finished exterior wall surface	3 ft to finished wall surface		8' to living or 3'to porch or other similar element	2' to living (due to 2nd floor popouts)		3 ft to Interior PL	5 ft to PL	
40	209	2469	TBD	3 ft to finished exterior wall surface	3 ft to finished wall surface		8' to living or 3'to porch or other similar element	2' to living (due to 2nd floor popouts)		3 ft to Interior PL	5 ft to PL	
41	210	2469	TBD	3 ft to finished exterior wall surface	3 ft to finished wall surface		8' to living or 3'to porch or other similar element	2' to living (due to 2nd floor popouts)		3 ft to Interior PL	5 ft to PL	

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