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5795 Badura Avenue
Suite 150
Las Vegas, NV 89118

888-KB-HOMES
kbhome.com

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

January 13, 2023

RE: Nighthawk Front Setback Deviation

To Whom it may concern:

KB Home requests approval for a front setback deviation to the Summerlin Development Standards for our Nighthawk subdivision.

Although our project has been approved by the Summerlin Design Review Committee, the front setback for three of our house plans do not comply with the approved development standards as shown in Exhibit 2.2. A portion of the site is designed with smaller lots to utilize a reduced driveway as allowed, but due to pop-outs, cantilevers, and eaves, at the 2nd floor, the front setbacks need to be modified as follows:

2' to Living

This community has 192 lots, of which 57 lots utilize a 5 foot driveway (30%). We currently have only 15 lots permitted that require a deviation waiver (8%). There are a remaining 25 lots that have the potential of needing the waiver (13%) if the owner selects one of the plans that are affected. We only anticipate about ½ of those lots to need the waiver. Overall, Nighthawk should only need approximately 27 front setback deviations (14%). All other setbacks on these lots are in compliance (side, rear, etc).

In order to mitigate the mass of the homes along the street, wherever there is a lot with the reduced setback, a 5' wide sidewalk has been provided on that side of the street. In addition, there will not be homes facing each other that share this request. All homes on the opposite side of the street will have full driveways to avoid a "tunnel" effect.

All remaining 18 foot driveway (135 lots) are in complete compliance. 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.

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: 2024.01.10 12:16:08
-08'00'

Mandy Schwurack
Forward Planning Coordinator

24-0015
01/17/2024