



# Tentative Map

## Application Form

Project Name Cadence 47  
(Should match Tentative Map coversheet)

Project Location Cadence View Way & East Galleria Dr.

Assessor's Parcel Number(s) ~~179-00-512-001~~ 17906512003

Existing Zoning Planned Community Comprehensive Plan Land Use Planned Community Gross Acres 13.97

Provide Number of Lots by Use:  
Single-Family 126 Commercial \_\_\_\_\_ Industrial \_\_\_\_\_ Townhouse \_\_\_\_\_ Total Number of Lots 140  
Apartments \_\_\_\_\_ Condominiums \_\_\_\_\_ Common 14 Other (explain) \_\_\_\_\_ Density <sup>9</sup> \_\_\_\_\_ Mansion Apartments \_\_\_\_\_  
Intent of this Request TO DEVELOP A 126-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION SITE  
CONSISTING OF FRONT-LOADED DUETS

Related Applications \_\_\_\_\_

**Property Owner**  
Name LEE FARRIS Company THE LANDWELL COMPANY, L.P.  
Address 875 WEST WARM SPRINGS RD City HENDERSON  
State NV ZIP Code 89011 Phone ( 702 ) 568-2888 Email LFARRIS@LANDWELLCO.COM

**Applicant**  
Name LEE FARRIS Company THE LANDWELL COMPANY, L.P.  
Address 875 WEST WARM SPRINGS RD City HENDERSON  
State NV ZIP Code 89011 Phone ( 702 ) 568-2888 Email LFARRIS@LANDWELLCO.COM

**Contact Person**  
Name SANDRA IBRAHIM Company STRIVE ENGINEERING  
Address 8912 SPANISH RIDGE AVE, STE 200 City LAS VEGAS  
State NV ZIP Code 89148 Phone ( 702 ) 337-5836 Alternate Phone ( ) \_\_\_\_\_  
Email SANDRA.IBRAHIM@STRIVENV.COM

The person listed as contact will be contacted to attend staff reviews, answer questions regarding this application, provide additional information when necessary, and will receive a copy of the staff report prior to the Planning Commission meeting.

Please list all individuals and entities with an interest in the applicant and the owners. Said list should include, without limitation, any and all general partners, corporate officers and managers of limited liability companies with an interest in the applicant and the owner.

Name	Relationship/Position	% of Ownership

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.

Property Owner Signature [Signature] Print Name Lee C. FARRIS

State of Nevada County of Clark  
This instrument was acknowledged before me by Lee C. Farris  
on 8/20/2021  
[Signature]  
Notary Public



For Office Use Only	
CTMA#	<u>2021008514</u>
Accepted by	<u>Nate Gardner</u>
Date	<u>9/29/2021</u>
SAM #	<u>207</u>





**BASIC ENVIRONMENTAL COMPANY  
ANNUAL BOARD OF MANAGERS MEETING MINUTES  
APRIL 1, 2021**

The Board of Managers met telephonically with management at 875 W. Warm Springs Road, Henderson Nevada 89011 on Thursday, April 1, 2021

**Managers participating**

William M. Ashman, Pioneer Partners 2000  
Kenneth E. Curtiss, Lhoist North America of Arizona, Inc.  
Richard C. Kellogg, Jr., Pioneer Partners 2000  
Kristin B. McCoy, TRECO, LLC  
Andrew B. Nace, TRECO, LLC  
Amy A. Samford, TRECO, LLC  
Michael S. Simmons, TRECO, LLC

**Others Participating**

Lee C. Farris  
Robert D. Graham, TRECO, LLC  
Brenda Hicks (Recording Secretary)  
Kelly D. Luttmer, TRECO, LLC  
Mark Paris  
Steve Rice  
Stephanne Zimmerman

Chairman of the Board, Richard C. Kellogg, Jr., called the meeting to order at approximately 8:30 a.m.

**ELECTION OF CHAIRMAN AND OFFICERS**

Mr. Richard C. Kellogg, Jr. opened the meeting by asking if there were any discussions prior to approving the presented slate of Chairman and Officers for 2021/2022. With no discussion Mr. Kellogg asked for a motion to approve the slate of officers a presented. Mr. Ashman moved on the motion with a second by Mr. Nace. The Board unanimously approved the following slate of individuals referenced for Chairman and Officers with none opposed and none abstaining:

- Chairman of the Board, Mark Paris
- Vice Chairman of the Board, Andrew B. Nace
- Chief Executive Officer, Mark Paris
- Executive Vice President, Kristin B. McCoy
- Executive Vice President, Andrew B. Nace
- Executive Vice President, Amy A. Samford
- Executive Vice President, Michael S. Simmons
- President & Chief Financial Officer, Stephanne Zimmerman
- Vice President, Stephen M. Rice
- Secretary/Treasurer, Stephanne Zimmerman



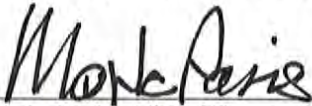
Basic Environmental Company  
Annual Board of Managers Meeting Minutes  
April 1, 2021  
Page 2 of 2

OLD/OTHER BUSINESS

There were no old or other business items to discuss.

ADJOURNMENT

Mr. Kellogg adjourned the Annual Board of Managers meeting at approximately 8:45 a.m.



\_\_\_\_\_  
Mark Paris, Chief Executive Officer



\_\_\_\_\_  
Stephanne Zimmerman, President and CFO



**THE LANDWELL COMPANY/BASIC LAND COMPANY**  
**ANNUAL BOARD OF DIRECTORS MEETING MINUTES**  
**APRIL 1, 2021**

The Board of Directors met telephonically with management at 875 W. Warm Springs Road, Henderson Nevada 89011 on Thursday, April 1, 2021

**Partners participating**

William M. Ashman, Pioneer Partners 2000  
 Kenneth E. Curtiss, Lhoist North America of Arizona, Inc.  
 Richard C. Kellogg, Jr., Pioneer Partners 2000  
 Kristin B. McCoy, TRECO, LLC  
 Andrew B. Nace, TRECO, LLC  
 Amy A. Samford, TRECO, LLC  
 Michael S. Simmons, TRECO, LLC

**Others Participating**

Lee C. Farris  
 Robert D. Graham, TRECO, LLC  
 Brenda Hicks (Recording Secretary)  
 Kelly D. Luttmer, TRECO, LLC  
 Mark Paris  
 Steve Rice  
 Stephanie Zimmerman

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- Chairman of the Board, Mark Paris
- Vice Chairman of the Board, Andrew B. Nace
- Chief Executive Officer, Mark Paris
- Executive Vice President, Kristin B. McCoy
- Executive Vice President, Andrew B. Nace
- Executive Vice President, Amy A. Samford
- Executive Vice President, Michael S. Simmons
- President, Lee C. Farris
- Chief Financial Officer, Stephanie Zimmerman
- Secretary/Treasurer, Stephanie Zimmerman

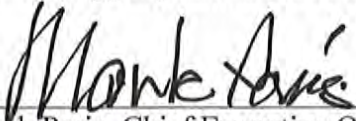
The LandWell Company/Basic Land Company  
Annual Board Meeting Minutes  
April 1, 2021  
Page 2 of 2

**OLD/OTHER BUSINESS**

There were no old or other business items to discuss.

**ADJOURNMENT**

Mr. Kellogg adjourned the Annual Board of Directors meeting at approximately 8:45 a.m.



\_\_\_\_\_  
Mark Paris, Chief Executive Officer



\_\_\_\_\_  
Stephanne Zimmerman, President and CFO

**ENTITY INFORMATION****ENTITY INFORMATION****Entity Name:**

THE LANDWELL COMPANY, L.P., A DELAWARE LIMITED PARTNERSHIP

**Entity Number:**

LP394-1993

**Entity Type:**

Foreign Limited Partnership (88)

**Entity Status:**

Active

**Formation Date:**

04/05/1993

**NV Business ID:**

NV19931010462

**Termination Date:**

4/5/2493

**Annual Report Due Date:**

4/30/2022

**Domicile Name:****Jurisdiction:**

Delaware

**REGISTERED AGENT INFORMATION****Name of Individual or Legal Entity:**

MARK PARIS

**Status:**

Active

**CRA Agent Entity Type:****Registered Agent Type:**

Non-Commercial Registered Agent

**NV Business ID:****Office or Position:****Jurisdiction:****Street Address:**

875 W WARM SPRINGS RD, HENDERSON, NV, 89011, USA

**Mailing Address:****Individual with Authority to Act:****Fictitious Website or Domain Name:****OFFICER INFORMATION** **VIEW HISTORICAL DATA**

<b>Title</b>	<b>Name</b>	<b>Address</b>	<b>Last Updated</b>	<b>Status</b>
Other/	Stephanne Zimmerman	875 W Warm Springs Rd, Henderson, NV, 89074, USA	04/05/2021	Active
Other/	Lee Farris	875 W Warm Springs Rd, Henderson, NV, 89074, USA	04/05/2021	Active
General Partner	BASIC LAND COMPANY	875 W WARM SPRINGS RD, HENDERSON, NV, 89011, USA	04/01/2019	Active

Page 1 of 1, records 1 to 3 of 3



Inst #: 20200921-0003959

Fees: \$42.00

RPTT: \$0.00 Ex #: 001

09/21/2020 10:48:58 AM

Receipt #: 4218683

Requestor:

First American Title Insu

Recorded By: TIKG Pgs: 19

Debbie Conway

CLARK COUNTY RECORDER

Src: ERECORD

Ofc: ERECORD

APN: 162-32-813-001  
179-05-510-002

**WHEN RECORDED  
MAIL DOCUMENT TO:**

Rice Reuther Sullivan & Carroll LLP  
3800 Howard Hughes Pkwy., Suite 1200  
Las Vegas, NV 89169  
Attention: Stephen M. Rice, Esq.

**MAIL TAX STATEMENTS TO:**

The LandWell Company, L.P.  
875 W. Warm Springs Road  
Henderson, Nevada 89011  
Attn: Mark Paris

RPTT Exemption: NRS 375.090(1)

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**QUITCLAIM DEED**

Grantor, BEC SUB LLC, a Nevada limited liability company, without consideration, does hereby quitclaim to THE LANDWELL COMPANY, L.P., a Delaware limited partnership, as grantee, all of its right, title, and interest in the real property situated in the City of Henderson, County of Clark, State of Nevada, more particularly described on Exhibit "A" attached hereto and incorporated herein by reference.

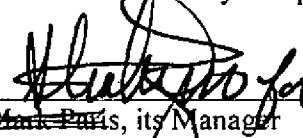
**TOGETHER WITH** all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

[SIGNATURE AND ACKNOWLEDGMENT FOLLOW]

EXECUTED this 17 day of September, 2020 at Henderson, Nevada.

**GRANTOR:**

BEC SUB LLC,  
a Nevada limited liability company

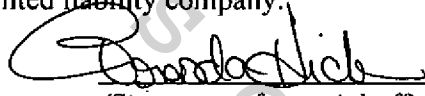
By:   
~~Mark Paris~~, its Manager

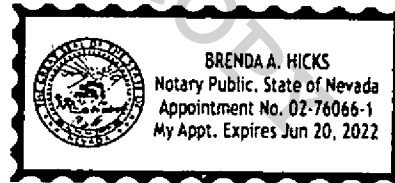
Stephanie Zimmerman

STATE OF NEVADA     )  
                                  )  
COUNTY OF CLARK    )

Stephanie Zimmerman

This instrument was acknowledged before me on 17 Sept., 2020, by ~~Mark Paris~~, as Manager of BEC SUB LLC, a Nevada limited liability company.

  
(Signature of notarial officer)



02-76066-1

6-2022

**Exhibit "A"**  
**to Quitclaim Deed**

**Real Property Description**

(see attached)

ASSESSOR'S COPY

## Cadence 47

**LEGAL DESCRIPTION:**

APPROXIMATELY 13.97 ACRES LOCATED ON THE NORTHWEST CORNER OF EAST GALLERIA DRIVE AND CADENCE VIEW WAY, BEING A PORTION OF THE NORTHWEST QUARTER (NW ¼) OF THE NORTHEAST QUARTER (NE ¼) OF SECTION 6, TOWNSHIP 22 SOUTH RANGE 63 EAST, M.D.M., CITY OF HENDERSON, CLARK COUNTY, NEVADA.



Atkins, Inc.  
2270 Corporate Circle, Suite 200  
Henderson, Nevada 89074-7755

Telephone: 702.263.7275  
Fax: 702.263.7200

[www.atkinsglobal.com/northamerica](http://www.atkinsglobal.com/northamerica)

APN: 160-32-813-001  
179-05-510-002

**LEGAL DESCRIPTION**  
**LOT 1-E2 – PLAT-BOOK 146, PAGE 19**

BEING SITUATED WITHIN THE NORTHEAST QUARTER (NE1/4) OF SECTION 5, TOWNSHIP 22 SOUTH, RANGE 63 EAST, M.D.M. AND THE SOUTHEAST QUARTER (SE1/4) OF SECTION 32, TOWNSHIP 21 SOUTH, RANGE 63 EAST, M.D.M., CITY OF HENDERSON, CLARK COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING ALL OF LOT 1-E2 AS SHOWN ON THE MAP THEREOF IN BOOK 146 OF PLATS, PAGE 19, OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

CONTAINING 19.12 ACRES, MORE OR LESS, AS DETERMINED BY COMPUTER METHODS.





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APN: 179-05-218-001

**LEGAL DESCRIPTION**  
**LOT 5-R2-3 – PLAT-BOOK 157, PAGE 57**

BEING SITUATED WITHIN THE NORTHWEST QUARTER (NW1/4) OF SECTION 5 AND THE NORTHEAST QUARTER (NE1/4) OF SECTION 6, TOWNSHIP 22 SOUTH, RANGE 63 EAST, M.D.M., CITY OF HENDERSON, CLARK COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING ALL OF LOT 5-R2-3 AS SHOWN ON THE MAP THEREOF IN BOOK 157 OF PLATS, PAGE 57, OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

CONTAINING 2.44 ACRES, MORE OR LESS, AS DETERMINED BY COMPUTER METHODS.



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APN: 179-07-613-001  
179-08-212-001

**LEGAL DESCRIPTION**  
**LOT 3-K5 – PLAT-BOOK 159, PAGE 16**

BEING SITUATED WITHIN THE NORTHEAST QUARTER (NE1/4) OF SECTION 7 AND NORTHWEST QUARTER (NW1/4) OF SECTION 8, TOWNSHIP 22 SOUTH, RANGE 63 EAST, M.D.M., CITY OF HENDERSON, CLARK COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING ALL OF LOT 3-K5 AS SHOWN ON THE MAP THEREOF IN BOOK 159 OF PLATS, PAGE 16, OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

CONTAINING 2.48 ACRES (108,090 SQUARE FEET), MORE OR LESS, AS DETERMINED BY COMPUTER METHODS.



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APN: 179-07-613-002  
179-07-613-005

**LEGAL DESCRIPTION**  
**LOT 3-K7 – PLAT–BOOK 159, PAGE 16**

BEING SITUATED WITHIN THE NORTHEAST QUARTER (NE1/4) OF SECTION 7 AND NORTHWEST QUARTER (NW1/4) OF SECTION 8, TOWNSHIP 22 SOUTH, RANGE 63 EAST, M.D.M., CITY OF HENDERSON, CLARK COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING ALL OF LOT 3-K7 AS SHOWN ON THE MAP THEREOF IN BOOK 159 OF PLATS, PAGE 16, OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

EXCEPTING THEREFROM THAT PORTION GRANTED TO THE CITY OF HENDERSON FOR PUBLIC RIGHT-OF-WAY PURPOSES PER THAT CERTAIN GRANT, BARGAIN, SALE DEED RECORDED AS INSTRUMENT NUMBER 20191209-0000627, OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

CONTAINING 6.00 ACRES, MORE OR LESS, AS DETERMINED BY COMPUTER METHODS.



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Member of the SNC-Lavalin Group

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**Fax: 702.263.7200**

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APN: 160-31-101-002

**LEGAL DESCRIPTION**  
**PARCEL 1 – PM–FILE 101, PAGE 82**

BEING SITUATED WITHIN THE NORTHWEST QUARTER (NW1/4) OF SECTION 31, TOWNSHIP 21 SOUTH, RANGE 63 EAST, M.D.M., CITY OF HENDERSON, CLARK COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING ALL OF PARCEL 1 AS SHOWN ON THE MAP THEREOF IN FILE 101 OF PARCEL MAPS, PAGE 82, OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

TOGETHER WITH THAT PORTION OF PABCO ROAD VACATED BY THAT CERTAIN ORDER OF VACATION RECORDED AS BOOK 20020409, INSTRUMENT NUMBER 01266, OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

CONTAINING 42.83 ACRES, MORE OR LESS, AS DETERMINED BY COMPUTER METHODS.



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APN: 160-31-401-003

**LEGAL DESCRIPTION  
PARCEL 2 – PM–FILE 102, PAGE 38**

BEING SITUATED WITHIN SECTION 31, TOWNSHIP 21 SOUTH, RANGE 63 EAST, M.D.M., CITY OF HENDERSON, CLARK COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING ALL OF PARCEL 2 AS SHOWN ON THE MAP THEREOF IN FILE 102 OF PARCEL MAPS, PAGE 38, OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

CONTAINING 76.84 ACRES (3,347,150 SQUARE FEET), MORE OR LESS, AS DETERMINED BY COMPUTER METHODS.





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APN: 160-31-801-003

**LEGAL DESCRIPTION**  
**PARCEL 3 – PM–FILE 102, PAGE 38**

BEING SITUATED WITHIN THE SOUTH HALF (S1/2) OF SECTION 31, TOWNSHIP 21 SOUTH, RANGE 63 EAST, M.D.M., CITY OF HENDERSON, CLARK COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING ALL OF PARCEL 3 AS SHOWN ON THE MAP THEREOF IN FILE 102 OF PARCEL MAPS, PAGE 38, OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

EXCEPTING THEREFROM THAT PORTION GRANTED TO THE CITY OF HENDERSON FOR PUBLIC RIGHT-OF-WAY PURPOSES PER THAT CERTAIN GRANT, BARGAIN, SALE DEED RECORDED AS INSTRUMENT NUMBER 201308010001237, OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

EXCEPTING THEREFROM THAT PORTION OF LOT 1 AS SHOWN ON THE MAP THERE IN FILE 125 OF PARCEL MAPS, PAGE 72, OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

CONTAINING 15.47 ACRES, MORE OR LESS, AS DETERMINED BY COMPUTER METHODS.



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APN: 160-31-801-002

**LEGAL DESCRIPTION**  
**PARCEL 4 – PM–FILE 102, PAGE 38**

BEING SITUATED WITHIN THE SOUTHEAST QUARTER (SE1/4) OF SECTION 31, TOWNSHIP 21 SOUTH, RANGE 63 EAST, M.D.M., CITY OF HENDERSON, CLARK COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING ALL OF PARCEL 4 AS SHOWN ON THE MAP THEREOF IN FILE 102 OF PARCEL MAPS, PAGE 38, OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

EXCEPTING THEREFROM THAT PORTION GRANTED TO THE CITY OF HENDERSON FOR PUBLIC RIGHT-OF-WAY PURPOSES PER THAT CERTAIN GRANT, BARGAIN, SALE DEED RECORDED AS INSTRUMENT NUMBER 201308010001224, OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

EXCEPTING THEREFROM THAT PORTION GRANTED TO THE CITY OF HENDERSON FOR PUBLIC RIGHT-OF-WAY PURPOSES PER THAT CERTAIN GRANT, BARGAIN, SALE DEED RECORDED AS INSTRUMENT NUMBER 201210080001317, OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

CONTAINING 40.63 ACRES, MORE OR LESS, AS DETERMINED BY COMPUTER METHODS.



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APN: 179-07-201-011  
179-07-701-017  
179-07-701-018

**LEGAL DESCRIPTION**  
**PARCEL 1 – PM–FILE 120, PAGE 22**

BEING SITUATED WITHIN SECTION 7, TOWNSHIP 22 SOUTH, RANGE 63 EAST, M.D.M., CITY OF HENDERSON, CLARK COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING ALL OF PARCEL 1 AS SHOWN ON THE MAP THEREOF IN FILE 120 OF PARCEL MAPS, PAGE 22, OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

EXCEPTING THEREFROM THAT PORTION GRANTED TO THE CITY OF HENDERSON FOR PUBLIC RIGHT-OF-WAY PURPOSES PER THAT CERTAIN GRANT, BARGAIN, SALE DEED RECORDED AS INSTRUMENT NUMBER 20190410-0001998, OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

EXCEPTING THEREFROM THAT PORTION GRANTED TO THE CITY OF HENDERSON FOR PUBLIC RIGHT-OF-WAY PURPOSES PER THAT CERTAIN GRANT, BARGAIN, SALE DEED RECORDED AS INSTRUMENT NUMBER 20151215-0002451, OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

EXCEPTING THEREFROM THAT PORTION OF LAND LYING WITHIN THE OVERALL PLATTED BOUNDARY LINES OF CADENCE NEIGHBORHOOD 3 PARCEL J AS SHOWN ON THE MAP THERE IN BOOK 154 OF PLATS, PAGE 94, OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

EXCEPTING THEREFROM THAT PORTION OF LAND LYING WITHIN THE OVERALL PLATTED BOUNDARY LINES OF CADENCE NEIGHBORHOOD 3 PARCEL K1 AS SHOWN ON THE MAP THERE IN BOOK 159 OF PLATS, PAGE 16, OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

CONTAINING 110.80 ACRES, MORE OR LESS, AS DETERMINED BY COMPUTER METHODS.



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APN: 160-31-401-005  
179-06-101-003  
179-06-301-006  
179-07-201-008  
179-07-501-016

**LEGAL DESCRIPTION**  
**LOT 1 - PM-FILE 125, PAGE 72**

BEING SITUATED WITHIN THE SOUTH HALF (S1/2) OF SECTION 31, TOWNSHIP 21 SOUTH, RANGE 63 EAST, M.D.M., AND PORTIONS OF SECTIONS 6 AND 7, TOWNSHIP 22 SOUTH, RANGE 63 EAST, M.D.M., CITY OF HENDERSON, CLARK COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING ALL OF LOT 1 AS SHOWN ON THE MAP THEREOF IN FILE 125 OF PARCEL MAPS, PAGE 72, OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

CONTAINING 569.43 ACRES, MORE OR LESS, AS DETERMINED BY COMPUTER METHODS.



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APN: 179-07-101-005  
179-07-201-006

**LEGAL DESCRIPTION**  
**LOT 2 - PM-FILE 125, PAGE 72**

BEING SITUATED WITHIN THE NORTHWEST QUARTER (NW1/4) OF SECTION 7, TOWNSHIP 22 SOUTH, RANGE 63 EAST, M.D.M., CITY OF HENDERSON, CLARK COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING ALL OF LOT 2 AS SHOWN ON THE MAP THEREOF IN FILE 125 OF PARCEL MAPS, PAGE 72, OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

CONTAINING 5.83 ACRES, MORE OR LESS, AS DETERMINED BY COMPUTER METHODS.





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APN:

**LEGAL DESCRIPTION**  
**LOT 1 - PM-FILE 126, PAGE 46**

BEING SITUATED WITHIN THE SOUTHWEST QUARTER (SW1/4) OF SECTION 36, TOWNSHIP 21 SOUTH, RANGE 62 EAST, M.D.M., CITY OF HENDERSON, CLARK COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING ALL OF LOT 1 AS SHOWN ON THE MAP THEREOF IN FILE 126 OF PARCEL MAPS, PAGE 46, OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

CONTAINING 47,426 SQUARE FEET (1.09 ACRES), MORE OR LESS, AS DETERMINED BY COMPUTER METHODS.

PREPARED BY  
SNC-LAVALIN  
COPY



**Atkins, Inc.**  
2270 Corporate Circle, Suite 200  
Henderson, Nevada 89074-7755

**Telephone: 702.263.7275**  
**Fax: 702.263.7200**

**[www.atkinsglobal.com/northamerica](http://www.atkinsglobal.com/northamerica)**

APN:

**LEGAL DESCRIPTION**  
**LOT 2 - PM-FILE 126, PAGE 46**

BEING SITUATED WITHIN THE WEST HALF (W1/2) OF SECTION 36, TOWNSHIP 21 SOUTH, RANGE 62 EAST, M.D.M., CITY OF HENDERSON, CLARK COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING OF LOT 2 AS SHOWN ON THE MAP THEREOF IN FILE 126 OF PARCEL MAPS, PAGE 46, OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

CONTAINING 162.17 ACRES, MORE OR LESS, AS DETERMINED BY COMPUTER METHODS.

UNAPPROVED COPY



**Atkins, Inc.**  
2270 Corporate Circle, Suite 200  
Henderson, Nevada 89074-7755

**Telephone: 702.263.7275**  
**Fax: 702.263.7200**

**[www.atkinsglobal.com/northamerica](http://www.atkinsglobal.com/northamerica)**

APN:

**LEGAL DESCRIPTION**  
**LOT 3 - PM-FILE 126, PAGE 46**

BEING SITUATED WITHIN THE NORTH HALF (N1/2) OF SECTION 36, TOWNSHIP 21 SOUTH, RANGE 62 EAST, M.D.M., CITY OF HENDERSON, CLARK COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING OF LOT 3 AS SHOWN ON THE MAP THEREOF IN FILE 126 OF PARCEL MAPS, PAGE 46, OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

CONTAINING 78.34 ACRES, MORE OR LESS, AS DETERMINED BY COMPUTER METHODS.



Atkins, Inc.  
2270 Corporate Circle, Suite 200  
Henderson, Nevada 89074-7755

Telephone: 702.263.7275  
Fax: 702.263.7200

[www.atkinsglobal.com/northamerica](http://www.atkinsglobal.com/northamerica)

APN:

**LEGAL DESCRIPTION**  
**LOT 4 - PM-FILE 126, PAGE 46**

BEING SITUATED WITHIN THE NORTHWEST QUARTER (NW1/4) OF SECTION 31, TOWNSHIP 21 SOUTH, RANGE 63 EAST, M.D.M., AND THE NORTHEAST QUARTER (NE1/4) OF SECTION 36, TOWNSHIP 21 SOUTH, RANGE 62 EAST, M.D.M., CITY OF HENDERSON, CLARK COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING ALL OF LOT 4 AS SHOWN ON THE MAP THEREOF IN FILE 126 OF PARCEL MAPS, PAGE 46, OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

CONTAINING 62.94 ACRES, MORE OR LESS, AS DETERMINED BY COMPUTER METHODS.

UNAPPROVED COPY

STATE OF NEVADA  
DECLARATION OF VALUE FORM

- 1. Assessor Parcel Number(s)
  - a) 162-32-813-001
  - b) 179-05-510-002
  - c) \_\_\_\_\_
  - d) \_\_\_\_\_

- 2. Type of Property:
  - a)  Vacant Land
  - b)  Single Fam. Res.
  - c)  Condo/Twnhse
  - d)  2-4 Plex
  - e)  Apt. Bldg.
  - f)  Comm'l/Ind'l
  - g)  Agricultural
  - h)  Mobile Home
  - i)  Other Transfer Station


FOR RECORDER'S OPTIONAL USE ONLY
Book: _____ Page: _____
Date of Recording: _____
NOTES: _____

- 3. Total Value/Sales Price of Property \$ \_\_\_\_\_
- Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )
- Transfer Tax Value: \$ \_\_\_\_\_
- Real Property Transfer Tax Due \$ \_\_\_\_\_

- 4. If Exemption Claimed:
  - a. Transfer Tax Exemption per NRS 375,090, Section 1
  - b. Explain Reason for Exemption: Grantor is wholly owned subsidiary of Grantee

- 5. Partial Interest: Percentage being transferred: \_\_\_\_\_ %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375,110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature \_\_\_\_\_ 

Capacity Agent

Signature \_\_\_\_\_

Capacity Attorney for Grantee

**SELLER (GRANTOR) INFORMATION**  
**REQUIRED**

**BUYER (GRANTEE) INFORMATION**  
**REQUIRED**

Print Name: **BEC SUB LLC**

Print Name: **The LandWell Company, L.P.**

Address: 875 W. Warm Springs Road

Address: 875 W. Warm Springs Road

City: Henderson

City: Henderson

State: NV Zip: 89011

State: NV Zip: 89011

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**

Print Name: First American Title

Escrow #: \_\_\_\_\_

Address: 8311 Sunset Ave. #100

City: Las Vegas

State: Nevada Zip: 89130

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)



**NOTES**

This map is for assessment use only and does NOT represent a survey.

No liability is assumed for the accuracy of the data delineated herein. Information on roads and other non-assessed parcels may be obtained from the Road Document Listing in the Assessor's Office.

This map is compiled from official records, including surveys and deeds, but only contains the information required for assessment. See the recorded documents for more detailed legal information.

USE THIS SCALE (FEET) WHEN MAP REDUCED FROM 11X17 ORIGINAL

**ASSESSOR'S PARCELS - CLARK COUNTY, NV.**  
**Briana Johnson - Assessor**

BOOK **T22S R63E**

SEG. **6**

6	5	4	3	2	1
7	8	9	10	11	12
18	17	16	15	14	13
19	20	21	22	23	24
30	29	28	27	26	25
31	32	33	34	35	36

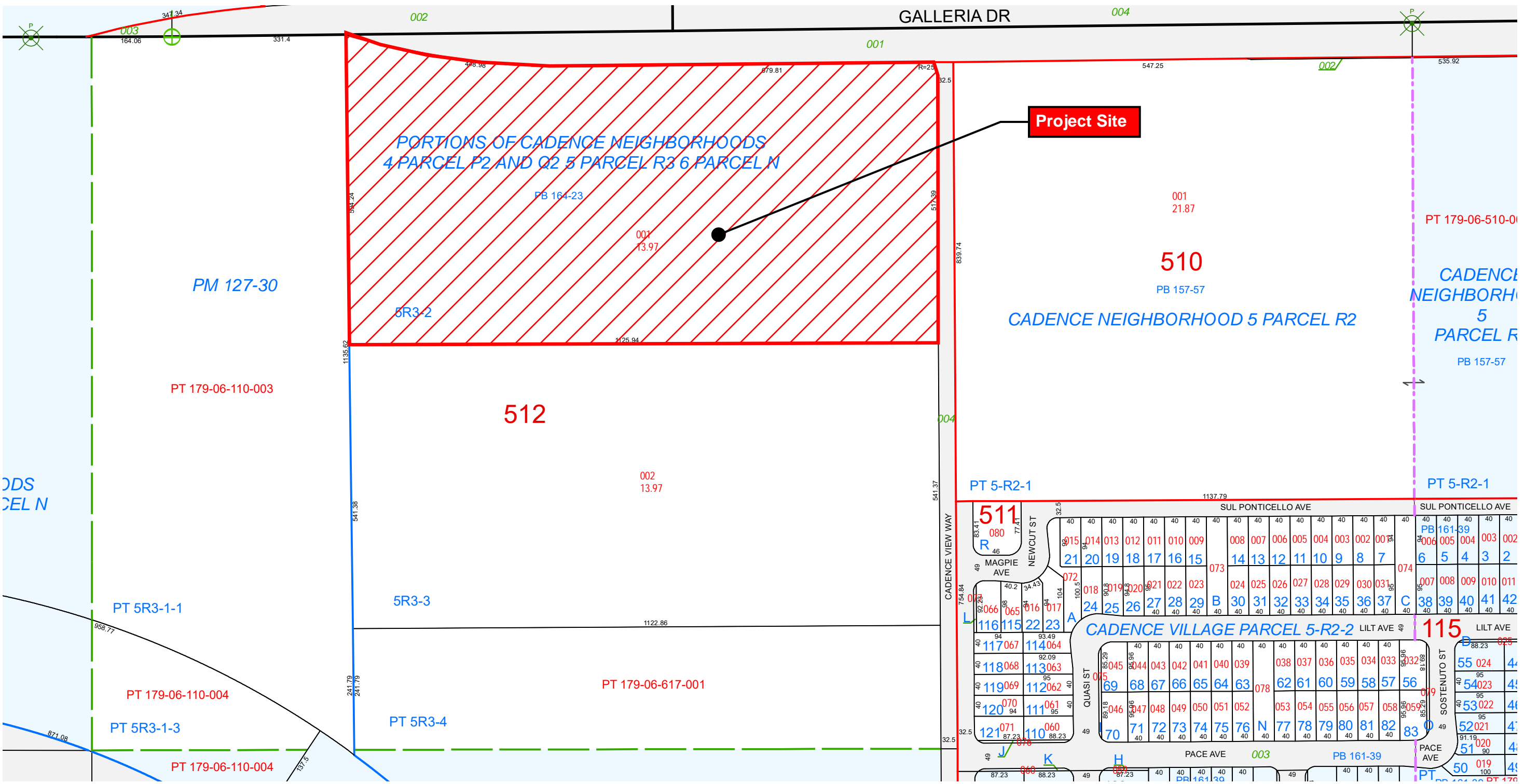
MAP **N 2 NE 4**

8	4	8	4
5	1	5	1
6	2	6	2
7	3	7	3
8	4	8	4
5	1	5	1

179-06-5

MAP LEGEND

- PARCEL BOUNDARY
- - - SUB BOUNDARY
- PM/LD BOUNDARY
- - - ROAD EASEMENT
- - - MATCH / LEADER LINE
- - - HISTORIC LOT LINE
- - - HISTORIC SUB BOUNDARY
- - - HISTORIC PM/LD BOUNDARY
- - - SECTION LINE
- CONDOMINIUM UNIT
- AIR SPACE PCL
- RIGHT OF WAY PCL
- SUB-SURFACE PCL
- 001 ROAD PARCEL NUMBER
- 001 PARCEL NUMBER
- 1.00 ACREAGE
- 202 PARCEL SUB/SEQ NUMBER
- PB 24-45 PLAT RECORDING NUMBER
- 5 BLOCK NUMBER
- 5 LOT NUMBER
- GL5 GOV. LOT NUMBER



October 18, 2021

City of Henderson  
Community Development Services  
240 S. Water Street  
Henderson, NV 89015

Subject: **Justification letter for Tentative Map for Cadence 47 (APN:179-06-513-003)**

To Whom It May Concern:

On behalf of Landwell, we are pleased to offer this Justification Letter for a Tentative Map for a proposed +/- 14.0-acre single-family attached residential development generally located at the southwest corner of E. Galleria Drive and Cadence View Way located within the Cadence Master-Planned Community in the City of Henderson.

**Project Description:**

The proposed single-family development consists of 126 lots on +/- 14.0 gross acres, for a gross density of 9.0 lots per acre. The parcel APN is 179-06-512-001 and is generally located at the southwest corner of E. Galleria Drive and Cadence View Way. This parcel is currently zoned as PC (Planned Community) and falls within Village R of the Cadence Master-Planned Community in an allowable use area of NE (Neighborhood). A mix of undeveloped and residential properties surround the project site.

The subdivision will feature a mix of two distinct street-loaded duet models with two-car garages that front the public right-of-ways along the South & East of the site, Cadence View Way, and the onsite streets. The developer is proposing street improvements in compliance with the designated Cadence master-planned standards. The developer proposes 49-foot wide public residential streets for vehicular access to residential garages and driveways within the site.

Per **Cadence Standards 5.2/B.2:** To avoid the monotony of large numbers of a single product type, the number of contiguous units of any single product type shall be limited to 100 single-family dwelling units unless approved by the CDRC and the City.

The density of this product can accommodate more lots per acre and although this parcel is a relatively smaller parcel, it can accommodate more than 100 lots. Smaller products provide broader and more affordable options for the home-buying public, which is why this product is essential.

**Tentative Map:**

The proposed development requires a tentative map per Cadence Development Standards Section 2.2. Cadence Village R encompasses a large neighborhood park and elementary school, providing an ideal environment for families. The proposed single-family attached homes comply with the front-loaded duet product mix associated with Cadence Development Standards Table 5.9, and the future developer is preparing the architectural design as required by the Cadence Master Plan, along with aesthetic stylings and materials

The project site is bound by Galleria Drive to the North and Cadence View Way to the East. Adjacent to the project site, parcel 179-06-110-003 is to the west and parcel 179-06-512-002 to the south. Both parcels are undeveloped and are zoned for PC (Planned Community).

**Parking:**

Vehicular access into the community is provided from both Street G and Cadence View Way via a 65-foot public neighborhood neat street. For parking calculation purposes, all lots offer a two-car garage. Since all lots propose a minimum driveway length of 20 feet, an additional two (2) spaces are provided for all lots for driveway parking. On this basis, the project site provides the following number of residential spaces:

$$126 \text{ lots} * 4 \text{ spaces/lot} = 504 \text{ spaces}$$

Per Cadence Development Standards Table 5.24, an additional 0.25 guest spaces per unit is required for a total of 32 guest spaces. 30 guest spaces are provided as on-street parking adjacent to landscaping common elements "H", "F" & "J". As well as offsite along Street "G" to the west of the site and along Cadence View Way to the east of the site via on-street parallel parking. No on-street residential or guest parking will be striped. Since a master traffic impact analysis has been approved by Cadence, this project will only require a traffic participation letter to address the traffic generated by the site and to determine the traffic mitigation fee. Locations of all proposed traffic signs will be in accordance with the Master Signage Plan.

**Proposed Utilities:**

Based on readily available record drawings, potable water is available in Galleria Drive. A 20-foot-wide M.U.E (municipal utility easement) runs through "CE-C" north of the site connecting sewer and water utilities to existing mains on Galleria Drive. The M.U.E will be dedicated per the final map.

Water: First connection is a proposed 8" PVC to connect to the existing 16" water main to the north of the site in Galleria Drive, which will connect through "Cadence View Way St". The site also proposes another 8" PVC water line which will also connect to the existing 16" water main to the north of the site in Galleria Drive through the 20' M.U.E in common element "C".

Sewer: The site proposes an 8" PVC sewer main to connect to the existing 8" PVC sewer main north of the project site in Galleria Drive. The proposed 8" sewer main will connect through the 20' M.U.E in common element "C".

Drainage of storm runoff is sheet flow generally running from southeast to northwest with the intention of maintaining the existing drainage pattern.

**Open Space & Common Elements:**

0.52 acres of open space are proposed within the site. The onsite open space common elements are proposed in accordance with Cadence Development Standards Section 5.4.A.1(e) that include a mix of pedestrian connections and a pocket park. The pocket park will not satisfy the 0.4-acre minimum area requirement specified in Cadence Development Standards Section 8.2D, however there will be a major park to the south of the site which will fulfill the required 0.4-acre pocket park. Landscaping is also proposed in onsite common elements. The

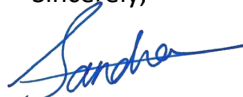
landscaping types include a mix of desert adaptive, enhanced desert, and regionally ornamental. All common elements and open space elements will be privately maintained by the HOA. A 20-foot-wide M.U.E (municipal utility easement) runs through "CE-C" north of the site connecting sewer and water utilities to existing mains on Galleria Drive.

**Conclusion:**

The proposed development may generate a short-term increase in traffic, noise, and odor during construction that will return to minimal levels as the developed properties are occupied. The project will increase utility demands; however, sufficient facilities are available to serve the subject properties and maintain minimum levels of services in the area. No significant adverse impacts to the existing natural environment are anticipated. This parcel is currently zoned PC (Planned Community) and falls within Village R of the Cadence Master-Planned Community in an allowable use area of NE (Neighborhood), and the proposed development generally complies with all applicable provisions of the Cadence Development Standards and the goals of the Cadence Master Plan. The use is compatible with adjacent uses in terms of scale, site design, and operating characteristics.

We appreciate your consideration in reviewing and approving this application, so we can provide a development that is consistent with the city's vision. If you have any further questions, please do not hesitate to contact me at [sandra.ibrahim@strivenv.com](mailto:sandra.ibrahim@strivenv.com) or (702) 337-5836.

Sincerely,



Sandra Ibrahim  
Project Engineer

Cc:

John Meng (Strive Engineering)  
Joanna Opena (Strive Engineering)  
Jason Shon (Strive Engineering)



# ADDITIONAL INFORMATION FORM

City of Henderson  
Community Development Department

## PLANNING COMMISSION

**STAFF REVIEW DATE:** 10/07/2021

**PLANNING COMMISSION DATE:** 11/18/2021

<p><b>CONTACT PERSON:</b> Sandra Ibrahim 8912 Spanish Ridge Avenue, Suite 200 Las Vegas, NV 89148</p> <p><b>PHONE:</b> (702) 337-5836 <b>EMAIL:</b> <a href="mailto:sandra.ibrahim@strivenv.com">sandra.ibrahim@strivenv.com</a></p>	<p><b>APPLICATION NUMBER:</b> TMA-2021008514</p> <p><b>PROJECT NAME:</b> CADENCE 47 SUBDIVISION</p> <p><b>PROJECT PLANNER:</b> RYAN LOOMIS (702) 267-1544 RYAN.LOOMIS@CITYOFHENDERSON.COM</p>
--	---

The following information must be submitted to the departments indicated below by 9:00 am on **10/18/21** or the application(s) will be removed from the **11/18/21** Planning Commission agenda. Only those departments marked with an X below have requested copies of revisions.

<input type="checkbox"/> Fire Dept. (FD)	<input checked="" type="checkbox"/> Survey/Right-of-Way (ROW)	<input checked="" type="checkbox"/> Public Works-Traffic (PW-TR)
<input type="checkbox"/> Utility Services (US)	<input type="checkbox"/> Parks & Recreation (PR)	<input type="checkbox"/> Public Works-Land Development (PW-LD)
<input type="checkbox"/> PW – Flood (PW-FLD)	<input type="checkbox"/> Community Police (CP)	<input checked="" type="checkbox"/> Community Development (CD)

**It is mandatory for the applicant or representative to attend the Planning Commission meeting**

**ADDITIONAL INFO/REVISIONS REQUIRED**

1. The Development Code prohibits age-restricted residential developments without either a Development Agreement or Master Plan. (CD)
2. Staff recommends possibly moving lots 57/58 and 63/64 to face east-west along Street C and Street D, and sliding 59/60 and 61/62 to the left/right respectively, to allow for a more useable Common Element H. (CD)
3. The Cadence Development Standards Sec.5.2/B.2 states the number of contiguous units of any single product type shall be limited to 100 SFD units unless approved by CDRC. With the 126 Front Loaded Duets, please have the CDRC approval letter specifically provide approval and justification for the over 100 (126) of same product type. (CD)
4. Provide lot mix table demonstrating compliance with housing group mix and product mix associated with Development Agreement Section 4.1 for Neighborhood 5. (CD)
5. Provide the typical lot fit on Cover Sheet showing typical building layout on properties with setbacks dimensioned. (CD)
6. Please note that Front-loaded, shallow-recessed garages are subject to additional setback requirements found in Table 5.26. This includes requirement that 75% of homes within a Village shall have the face of the garage be set back a minimum of six (6) feet from face of living area or porch elevation (at columns) or use some other architectural technique. Please demonstrate that if lots propose garages without the 6-foot setback, that they meet the maximum 25% of lots within Neighborhood 5 allowed to have this type design. (CD)
7. Please refer to this Tentative Map as Lot 5R3-47 per the name given in the Final Map. (CD)
8. In Project Summary, provide the lot numbers associated with the minimum size and maximum size lots. (CD)
9. Please reference the correct parcel number on justification letter and tentative map, which is 179-06-513-003. (CD)



# ADDITIONAL INFORMATION FORM

City of Henderson  
Community Development Department

10. Please subtotal the Common Element area within the Open Space Summary box on Sheet SP-01. (CD)
11. Please provide total open space based on comment above on Cover Sheet, CV-01. Also please amend the note referring to Common Element "G" to "H", as "H" is shown as the 16,732 SF common element. (CD)
12. Non-functional turf is not allowed, all turf must comply with HMC Title 14. (US)
13. The project must construct a westbound to southbound left turn lane at Cadence View/Galleria. The site plan must be revised to show a channelized median at this intersection per CCAUSD 221. (PW-TR)
14. Street G/Street B near Lots 91 and 92 must be designed as a knuckle per the Cadence Standards. (PW-TR)
15. Street C near Lots 80, 81 and 82 must be designed as a knuckle per the Cadence Standards. (PW-TR)
16. The centerline radius for Street A around 13+00 must be designed for minimum 25 mph for a posted speed of 25 mph on public streets, for a normal crown section per the AASHTO Green Book. The site plan must be revised to show the centerline radius, or revise the centerline alignment as needed. (PW-TR)
17. The centerline radius for Street A around 14+50 must be designed for minimum 25mph for a posted speed of 25mph on public streets, for a normal crown section per the AASHTO Green Book. The site plan must be revised to show the centerline radius, or revise the centerline alignment as needed. (PW-TR)
18. The centerline radius for Street A around 15+50 must be designed for minimum 25mph for a posted speed of 25mph on public streets, for a normal crown section per the AASHTO Green Book. The site plan must be revised to show the centerline radius, or revise the centerline alignment as needed. (PW-TR)
19. Street E/Street F near Lots 51 and 52 must be designed as a knuckle per the Cadence Standards. (PW-TR)
20. Street C/Street D near Lots 69 and 70 must be designed as a knuckle per the Cadence Standards. (PW-TR)
21. The site plan must be revised to show the new bulb-out configuration(s). (PW-TR)
22. The site plan must be revised to show the dimension between the PT for the curb return radius at Galleria/Cadence View and the driveway for Lot 46. The minimum distance is 6 feet per CCAUSD 222. (PW-TR)
23. It appears some of the parking spaces are counted in front of the driveways. Please verify this is correct. FYI – parking spots markings are not allowed on public streets. (PW-TR)
24. Parking will be prohibited within the sight visibility zones. The site plan must be revised to show the sight visibility zones to ensure an accurate parking spot counts. (PW-TR)
25. Pedestrian connections must be made wherever possible to connect the sidewalk in the development to the sidewalk on Galleria. (PW-TR)
26. Applicant must call out and show all proposed/existing easements on Tentative Map. No permanent structures can be constructed in these areas. (ROW)

## **FYI ITEMS - NO REVISIONS REQUIRED:**

27. The roundabout design at Galleria/Weston Ridge has not been reviewed/approved. If the roundabout configuration differs from what is shown on the site plan, the applicant shall update the tentative map to reflect the correct roundabout configuration. This may affect the right-of-way dedication and/or reduce the number of lots for this development. (PW-TR)
28. A westbound to southbound left turn may be considered after the roundabout at Galleria/Weston Ridge is designed and approved. (PW-TR)
29. Northbound to westbound left turn at Street G/Galleria may be allowed, depending on the findings of



# ADDITIONAL INFORMATION FORM

## City of Henderson Community Development Department

- the traffic study. (PW-TR)
30. Northbound to westbound left turn at Cadence View /Galleria may be allowed, depending on the findings of the traffic study. (PW-TR)
  31. A traffic study is required. (PW-TR)
  32. If sidewalks are less than 5 feet wide, the developer shall provide a 5-foot by 5-foot clear landing space every 200 feet, per "Proposed Accessibility Guidelines for Pedestrian Facilities in the Public Right-of-Way" (PROWAG). (PW-TR)
  33. Applicant shall submit a drainage study for Public Works approval. (PW-FLD)
  34. The project is in a Flood Zone "A", a Conditional Letter of Map Revision (CLOMR) and a Letter of Map Revision (LOMR) will be required to be processed through FEMA for any development in the flood zone. (PW-FLD)
  35. The project is impacted by a FEMA Flood Zone "A", Clark County Regional Flood Control concurrence is required. (PW-FLD)
  36. Parcel is adjacent to a proposed Clark County Regional Flood Control (CCRFC) facility; CCRFC concurrence is required. (PW-FLD)
  37. Applicant shall submit Civil Improvement Plans per Public Works requirements. (PW-LD)
  38. Applicant shall construct full offsites per Public Works' requirements and dedicate any necessary right-of-way. (PW-LD)
  39. Applicant must apply and receive approval to vacate unnecessary rights-of-way and/or easements per Public Work's requirements. (ROW)
  40. Open space and/or common landscape areas, water/sewer and drainage easements / corridors to be mapped as common elements maintained by HOA. (ROW)
  41. All homes shall have fire sprinklers. (FD)
  42. Show proposed fire access with 52'/28' turning radii (FD)
  43. Applicant shall provide dual access to the site. (FD)
  44. Applicant shall add fire hydrant(s) and water line(s) as required. (FD)
  45. Applicant shall provide dual water supply to the site. (FD)
  46. Verify that required fire flow is available to the site. (FD)
  47. Tree canopies should be no lower than 6 feet (7 feet within sight visibility zones) and shrubs/bushes no taller than 3 feet in height (2 feet within sight visibility zones). Landscaping should allow unobstructed views from patrons coming and going from all buildings. (CP)
  48. Community Policing suggests lighting in open spaces meet Illuminating Engineering Societies (IES) Candle-light standards in relation to high traffic areas, sidewalks, and cross walks should comply with IES standards. Each light fixture should direct light source in a manner that maximizes its capabilities (IES RP-20-14). Any open space should be illuminated during hours of darkness to eliminate criminal element. Utilizing proper light fixtures and IES standards to illuminate the property is vital for first responders from all directions of travel. Proper blending of light fixtures from building to parking lot is recommended to have overlapping coverage. (CP)





# ADDITIONAL INFORMATION FORM

City of Henderson  
Community Development Department

## ELECTRONIC SUBMITTAL INSTRUCTIONS

**UNTIL FURTHER NOTICE, ALL REVISIONS MUST BE  
EMAILED TO THE PROJECT PLANNER**

**ALL REVISIONS MUST BE EMAILED AS PDF DOCUMENTS**

1. All application revisions and additional information must be emailed in PDF format by the deadline referenced on the first page of the additional information form. Please email them to your Project Planner plus the staff members from each department marked with an "X" on your comment sheet. **PLEASE DO NOT UPLOAD ANY ENTITLEMENT APPLICATION REVISIONS THROUGH A BLUEBEAM SESSION.**
2. **Provide a letter responding to each of the staff review comments.** Number the responses according to each staff review comment number. Provide a copy of the staff review comment sheet with your re-submittal.

October 18, 2021

Ryan Loomis  
City of Henderson  
Development Services Center  
240 South Water Street  
Henderson, NV 89015

Dear Ryan,

Strive Engineering is in receipt of the City of Henderson's comments on **TMA-2021008514** dated October 7<sup>th</sup>, 2021. Our responses to your comments are below and the revised tentative map has been attached to this letter.

**Comment 1. The Development Code prohibits age-restricted residential developments without either a Development Agreement or Master Plan. (CD)**

*Response: This development is not age restricted.*

**Comment 2. Staff recommends possibly moving lots 57/58 and 63/64 to face east-west along Street C and Street D, and sliding 59/60 and 61/62 to the left/right respectively, to allow for a more useable Common Element H. (CD)**

*Response: Comment is acknowledged.*

**Comment 3. The Cadence Development Standards Sec.5.2/B.2 states the number of contiguous units of any single product type shall be limited to 100 SFD units unless approved by CDRC. With the 126 Front Loaded Duets, please have the CDRC approval letter specifically provide approval and justification for the over 100 (126) of same product type. (CD)**

*Response: Comment is addressed and the CDRC approval letter is attached in this submittal.*

**Comment 4. Provide lot mix table demonstrating compliance with housing group mix and product mix associated with Development Agreement Section 4.1 for Neighborhood 5. (CD)**

*Response: The city of Henderson already has the lot mix table on file.*

**Comment 5. Provide the typical lot fit on Cover Sheet showing typical building layout on properties with setbacks dimensioned. (CD)**

*Response: Typical Lot Fit is provided on the Cover Sheet.*

**Comment 6. Please note that Front-loaded, shallow-recessed garages are subject to additional setback requirements found in Table 5.26. This includes requirement that 75% of homes within a Village shall have the face of the garage be set back a minimum of six (6) feet from face of living area or porch elevation (at columns) or use some other architectural technique. Please demonstrate that if lots propose garages without the 6-foot setback, that they meet the maximum 25% of lots within Neighborhood 5 allowed to have this type design. (CD)**

*Response: Comment is acknowledged.*

**Comment 7. Please refer to this Tentative Map as Lot 5R3-47 per the name given in the Final Map. (CD)**

*Response: Tentative Map name is changed to 5-R3-47.*

**Comment 8. In Project Summary, provide the lot numbers associated with the minimum size and maximum size lots. (CD)**

*Response: Numbers for Minimum & Maximum size lot is provided in the project summary.*

**Comment 9. Please reference the correct parcel number on justification letter and tentative map, which is 179-06-513-003. (CD)**

*Response: Parcel number has been updated on the Tentative Map and Justification Letter.*

**Comment 10. Please subtotal the Common Element area within the Open Space Summary box on Sheet SP-01. (CD)**

*Response: Total Common Element Area has been added to the Open Space summary table on SP-01.*

**Comment 11. Please provide total open space based on comment above on Cover Sheet, CV-01. Also please amend the note referring to Common Element "G" to "H", as "H" is shown as the 16,732 SF common element. (CD)**

*Response: Comment is addressed, and the Open Space Summary Table is updated.*

**Comment 12. Non-functional turf is not allowed, all turf must comply with HMC Title 14. (US)**

*Response: Comment is acknowledged.*

**Comment 13.** The project must construct a westbound to southbound left turn lane at Cadence View/Galleria. The site plan must be revised to show a channelized median at this intersection per CCAUSD 221. (PW-TR)

*Response: Comment is acknowledged.*

**Comment 14.** Street G/Street B near Lots 91 and 92 must be designed as a knuckle per the Cadence Standards. (PW-TR)

*Response: Both Streets G & B have been changed to reflect the knuckle design standards per Cadence Standards.*

**Comment 15.** Street C near Lots 80, 81 and 82 must be designed as a knuckle per the Cadence Standards. (PW-TR)

*Response: Streets C has been changed to reflect the knuckle design standards per Cadence Standards.*

**Comment 16.** The centerline radius for Street A around 13+00 must be designed for minimum 25 mph for a posted speed of 25 mph on public streets, for a normal crown section per the AASHTO Green Book. The site plan must be revised to show the centerline radius, or revise the centerline alignment as needed. (PW-TR)

*Response: Centerline radius is updated to reflect the minimum radius standards for 25 mph street, for a normal crown per AASHTO Green Book.*

**Comment 17.** The centerline radius for Street A around 14+50 must be designed for minimum 25mph for a posted speed of 25mph on public streets, for a normal crown section per the AASHTO Green Book. The site plan must be revised to show the centerline radius, or revise the centerline alignment as needed. (PW-TR)

*Response: Centerline radius is updated to reflect the minimum radius standards for 25 mph street, for a normal crown per AASHTO Green Book.*

**Comment 18.** The centerline radius for Street A around 15+50 must be designed for minimum 25mph for a posted speed of 25mph on public streets, for a normal crown section per the AASHTO Green Book. The site plan must be revised to show the centerline radius, or revise the centerline alignment as needed. (PW-TR)

*Response: Centerline radius is updated to reflect the minimum radius standards for 25 mph street, for a normal crown per AASHTO Green Book.*

**Comment 19. Street E/Street F near Lots 51 and 52 must be designed as a knuckle per the Cadence Standards. (PW-TR)**

*Response: Both Streets E & F have been changed to reflect the knuckle design standards per Cadence Standards.*

**Comment 20. Street C/Street D near Lots 69 and 70 must be designed as a knuckle per the Cadence Standards. (PW-TR)**

*Response: Both Streets C & D have been changed to reflect the knuckle design standards per Cadence Standards.*

**Comment 21. The site plan must be revised to show the new bulb-out configuration(s). (PW-TR)**

*Response: Site Plan has been revised to show bulb-out configurations.*

**Comment 22. The site plan must be revised to show the dimension between the PT for the curb return radius at Galleria/Cadence View and the driveway for Lot 46. The minimum distance is 6 feet per CCAUSD 222. (PW-TR)**

*Response: Comment is addressed.*

**Comment 23. It appears some of the parking spaces are counted in front of the driveways. Please verify this is correct. FYI – parking spots markings are not allowed on public streets. (PW-TR)**

*Response: Parking spots have been revised.*

**Comment 24. Parking will be prohibited within the sight visibility zones. The site plan must be revised to show the sight visibility zones to ensure an accurate parking spot counts. (PW-TR)**

*Response: Comment is acknowledged. Sight visibility zones have been added.*

**Comment 25. Pedestrian connections must be made wherever possible to connect the sidewalk in the development to the sidewalk on Galleria. (PW-TR)**

*Response: A 5' sidewalk has been added between common element B and C to connect development with the sidewalk on Galleria,*

**Comment 26. Applicant must call out and show all proposed/existing easements on Tentative Map. No permanent structures can be constructed in these areas. (ROW)**

*Response: All easements are existing and are called out.*

We appreciate your consideration in reviewing and approving this Response to Comments Letter and Tentative Map. Should you have any questions or require additional information regarding this project, please do not hesitate to contact us at (702) 337-5836 or [sandra.ibrahim@strivenv.com](mailto:sandra.ibrahim@strivenv.com).

Respectfully submitted,



Sandra Ibrahim  
Project Engineer

CC: Joann Opena, P.E. (Strive)  
Jason Shon, E.I.T. (Strive)  
John Meng (Strive)  
Matt Rosenberg (Harmony)

**Ryan Loomis**

---

**From:** sandra.ibrahim@strivenv.com  
**Sent:** Wednesday, October 20, 2021 11:55 AM  
**To:** Ryan Loomis  
**Cc:** john.meng@strivenv.com  
**Subject:** FW: CADENCE 47 SUBDIVISION - TMA-2021008514 2nd Submittal

**EXTERNAL EMAIL – USE CAUTION**

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Hi Ryan,

Please see below email per Harmony Homes (Developer). If you would like me to, I can update the response to comments letter and add that justification in there. I will resend the whole package anyway to address some comments I received from Irene in the Traffic Department.

Unless you would like me to just resend the plans.

Thank you,



**Sandra Ibrahim**  
Project Engineer

**Office** 702-718-1788 ext. 107  
**Mobile** 702-337-5836  
**Email** Sandra.ibrahim@strivenv.com

8912 Spanish Ridge Ave, Suite 200  
Las Vegas, NV 89148

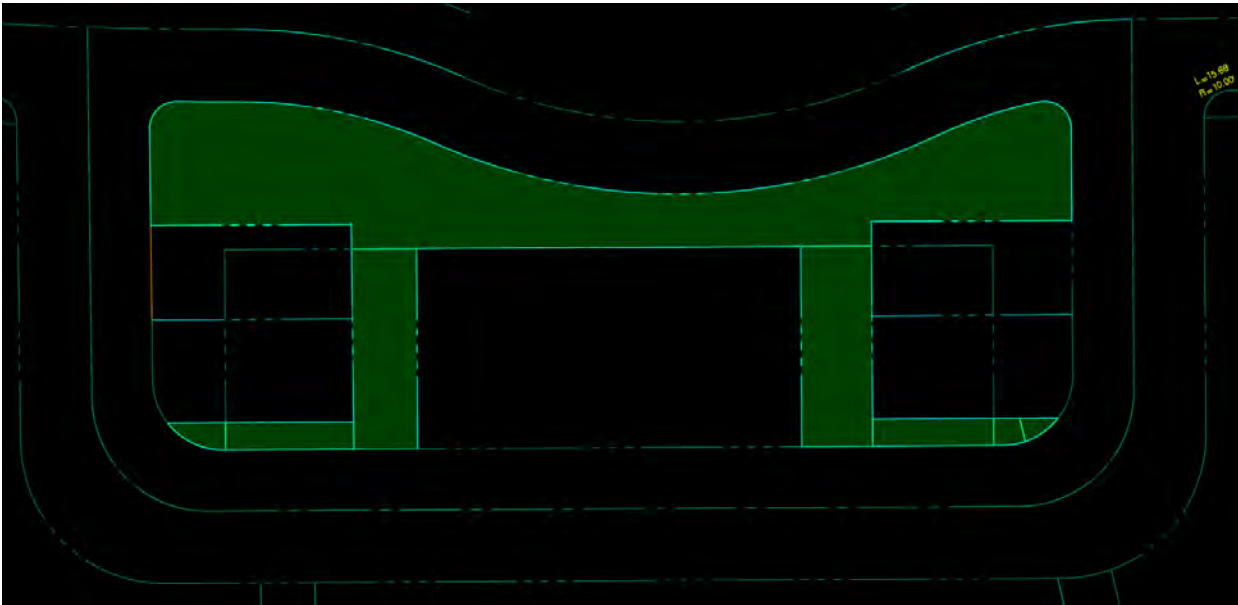
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**From:** John Meng <john.meng@strivenv.com>  
**Sent:** Wednesday, October 20, 2021 11:40 AM  
**To:** sandra.ibrahim@strivenv.com  
**Subject:** RE: CADENCE 47 SUBDIVISION - TMA-2021008514 2nd Submittal

Hi Sandra,

As discussed with Harmony, the revised layout suggested by the City is not appealing for several reasons. First is that the total common area is reduced, and is less efficient. Secondly, from a sales perspective the lots are not configured in an appealing manner this way. Therefore, Harmony elects to maintain the layout as previously presented on the submitted tentative map.

They asked that we thank the City for their input.



**John P. Meng, PE**  
 President / CEO

**Office** 702-718-1788 ext. 101  
**Mobile** 702-533-7179  
**Email** [john.meng@strivenv.com](mailto:john.meng@strivenv.com)  
**Calendly** [BOOK A MEETING](#)

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**From:** [sandra.ibrahim@strivenv.com](mailto:sandra.ibrahim@strivenv.com) <[sandra.ibrahim@strivenv.com](mailto:sandra.ibrahim@strivenv.com)>  
**Sent:** Wednesday, October 20, 2021 11:34 AM  
**To:** [john.meng@strivenv.com](mailto:john.meng@strivenv.com)  
**Subject:** FW: CADENCE 47 SUBDIVISION - TMA-2021008514 2nd Submittal



**Sandra Ibrahim**  
 Project Engineer

**Office** 702-718-1788 ext. 107  
**Mobile** 702-337-5836  
**Email** [Sandra.ibrahim@strivenv.com](mailto:Sandra.ibrahim@strivenv.com)

8912 Spanish Ridge Ave, Suite 200  
 Las Vegas, NV 89148

---

**From:** Ryan Loomis <[Ryan.Loomis@cityofhenderson.com](mailto:Ryan.Loomis@cityofhenderson.com)>  
**Sent:** Wednesday, October 20, 2021 10:13 AM



To: [sandra.ibrahim@strivenv.com](mailto:sandra.ibrahim@strivenv.com)

Subject: RE: CADENCE 47 SUBDIVISION - TMA-2021008514 2nd Submittal

Hi Sandra,

Is there more justification you can provide for my comment?

**Comment 2. Staff recommends possibly moving lots 57/58 and 63/64 to face east-west along Street C and Street D, and sliding 59/60 and 61/62 to the left/right respectively, to allow for a more useable Common Element H. (CD)**

*Response: Comment is acknowledged.*

---

From: [sandra.ibrahim@strivenv.com](mailto:sandra.ibrahim@strivenv.com) <[sandra.ibrahim@strivenv.com](mailto:sandra.ibrahim@strivenv.com)>

Sent: Monday, October 18, 2021 8:55 AM

To: Ryan Loomis <[Ryan.Loomis@cityofhenderson.com](mailto:Ryan.Loomis@cityofhenderson.com)>; Christina Richter <[Christina.Richter@cityofhenderson.com](mailto:Christina.Richter@cityofhenderson.com)>; Kristin Kaminski <[Kristin.Kaminski@cityofhenderson.com](mailto:Kristin.Kaminski@cityofhenderson.com)>

Cc: 'Joanna Opena' <[joanna.opena@strivenv.com](mailto:joanna.opena@strivenv.com)>; [john.meng@strivenv.com](mailto:john.meng@strivenv.com)

Subject: CADENCE 47 SUBDIVISION - TMA-2021008514 2nd Submittal

**EXTERNAL EMAIL – USE CAUTION**

Good Morning,

Please see attached 2<sup>nd</sup> Submittal for Tentative Map and Site Plan for Cadence R-53-47, application number TMA-2021008514.

Don't hesitate to contact us if you have any further questions. Have a great day!

Thank you,



**Sandra Ibrahim**

Project Engineer

Office 702-718-1788 ext. 107

Mobile 702-337-5836

Email [Sandra.ibrahim@strivenv.com](mailto:Sandra.ibrahim@strivenv.com)

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Las Vegas, NV 89148



PUBLIC RECORDS NOTICE: In accordance with NRS Chapter 239, this email and responses, unless otherwise made confidential by law, may be subject to the Nevada Public Records laws and may be disclosed to the public upon request.



August 31, 2021

Mr. Brian Adams  
 City of Henderson  
 240 Water Street  
 Henderson Nevada

**RE: NEIGHBORHOOD 5 VILLAGE PARCELS 5-R3-47  
 TENTATIVE MAP APPLICATION**

Dear Mr. Adams:

The Cadence Design Review Committee (CDRC) has received your proposed Cadence Parcel 5-R3-47 Tentative Map prepared by Strive for single-family attached residential development (126 Front Loaded Duet Homes) within the Cadence Master Planned Community, Henderson, Nevada. The CDRC finds the Tentative Map **Acceptable with Conditions**.

1. Builder shall confirm the block wall along Galleria is a minimum of 10 feet from the sidewalk along Galleria.

**Specifically, the CDRC's findings include approval of more than 100 units of the same product type.** CDRC's finding is based on a total review of the Development Standards and Agreement and utilized the Cadence Neighborhood Checklist provided with the application for clarification on conformance. The CDRC specifically studied the following sections for conformance:

**Development Standards**

- Section 2.5 Specific Development Review Procedures
- Table 3.1 Program
- Section 3.4 Cadence Context
- Section 3.8 Measurable Standards – NE
- Table 3.8 NE Street Frontage Standards
- Section 4.2 Lots
- Section 4.4 Streets
- Table 4.2 Residential Product Type/Street Compatibility
- Sections 4.4 D, E, H, I, J (Street, block, gating, access, etc.)
- Section 4.4 M Cul-de-sac, Knuckle, and Stub Street Design
- Section 4.15 Walls and Fencing
  - Exhibit 4.20 Side and Rear Yard Wall Section
- Section 5 Housing
  - Groups and Setbacks for Various Product (as amended)

875 W. Warm Springs Road  
 Henderson, Nevada 89011  
**702.567.0400**  
 Fax: 702.567.0475  
 cadencenv.com



- Private Yard Space Requirements (including min dimension)
- Section 5.7.D.4 (Massing and Articulation: Special Exception)

- Table 6.1 Street Standards
- Exhibit 3.2-15 Primary Neat Street
- Exhibit 6.2-18 Residential Street
- Section 7 Landscape Standards
- Section 8 Parks and Open Space

Sincerely,

A handwritten signature in black ink that reads "Lee C. Farris".

Lee C. Farris, P.E.  
President

# NEIGHBORHOOD SITE REVIEW CHECKLIST

Date:  Project Name:

Parcel Number:

APN Numbers(s):

Project Acreage (to the nearest 1/10 acre):

Applicant Name:

Address:

City / State / Zip Code:

Phone Number:

Fax Number:

Email:

**How to Use This Form**

Select Compliant, Non-Compliant or Not Applicable for each item. Items selected as Compliant must be demonstrated in the required DRB submittal documents. For items selected as Non-Compliant or Not Applicable, applicants must provide comments explaining the reasons. Additional space, if required, is provided at the end of the document.

- Compliant
- Non-Compliant
- Not Applicable

## Neighborhood Area (NE)

**Comments**

- Program and Design**  
**N-1:** The neighborhood is sized and designed to fit the unique needs of the people who live there and take advantage of the different site and community characteristics in each Village Parcel (See Section 3.4 Cadence Context).
  
- Development Strategies**  
**N-2:** The neighborhoods are walkable and connect to mixed-use centers and other neighborhoods along sidewalks and trails that parallel residential boulevards, parkways, neighborhood neat streets, and the Cadence Wash Nature Way. (See Section 6.2 Street Cross Sections)
  
- Parks and Open Space**  
**N-3:** Parks are integrated into the design of neighborhoods to create public spaces in a manner that distinguishes and provides identity for each neighborhood.

Cadence Village R encompasses a large neighborhood park and elementary school, providing an ideal environment for families. The parcel is zoned as "PC" (Planned Community) located in an allowable use area of NE (Neighborhood), and the proposed development generally complies with all applicable provisions of the Cadence Development Standards and the goals of the Cadence Master Plan.

Adjacent to the project site to the south will be a big park and a school. Adjacent to the site is Galleria Drive which is classified as a Village Center Street. There will be a 10 foot multi-use trail along Galleria Drive per Cadence Development Standards Exhibit 6.2-28.

Multiple onsite open space common elements are proposed within the design of the subdivision in accordance with Cadence Development Standards Section 5.4.A.1(e) that include a mix of pedestrian connections and a pocket park.

Compliant	Non-Compliant	Not Applicable		Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p><b>Pocket Parks</b>  <b>N-4:</b> There is an average of .5 acres of pocket park area for every 200 dwelling units.</p>	<p>The pocket park in the proposed subdivision is 0.38 acres. The site will have 126 units which is less than 200 units, so it still meets the acreage per dwelling unit requirement. Additionally, there will be a major park to the south of the site.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p><b>N-5:</b> Pocket parks are provided within neighborhoods to provide open-space relief, seating areas and places for children to play.</p>	<p>A pocket park facing the residential streets is proposed within the subdivision as an open space element, providing open-space relief in the community.</p>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p><b>N-6:</b> Pocket parks are designed in accordance with Section 8.2.D.</p>	<p>The pocket park will not satisfy the 0.4-acre minimum area requirement specified in Cadence Development Standards Section 8.2D. There will be a major park in to the south of the site in the future. This will achieve the necessary 0.4 acres.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p><b>N-7:</b> Pocket parks face a residential street.</p>	<p>The proposed pocket park designated by common element "CE-H" faces residential streets "A", "C" and "D".</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p><b>Cadence Wash Nature Way (if applicable)</b>  <b>N-8:</b> The Nature Way and adjacent neighborhoods are designed in accordance with Section 8.3.B of these Development Standards.</p>	<p>N/A, project is not located adjacent to, or along Cadence Wash Nature Way.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p><b>Edge Conditions</b>  <b>N-9:</b> Neighborhood edges meet the standards in Table 3.8 Neighborhood Street Frontage Standards and Exhibits 3.8.A- 3.8.D Integrated Street, Housing and Landscape Prototypes.</p>	<p>Per Table 3.8 Neighborhood Street Frontage Standards and the corresponding exhibits, the proposed subdivision fully complies with the minimum and maximum building height, building type and frontage, as well as building setback from the property line.</p>

- Compliant
- Non-Compliant
- Not Applicable

**N-10:** Neighborhoods abutting existing residential neighborhoods meet the design standards in Exhibit 3.7 Cadence Edge Treatment Plan.

**Comments**

The project site will conform to the design standards of the Cadence Edge Treatment Plan along the West, East (Cadence View Way) and South of the site.

- Compliant
- Non-Compliant
- Not Applicable

**Density**  
**N-11:** The overall allowable units for each Village meets the requirements of Table 3.1 Cadence Program and the Development Agreement.

The density of the proposed subdivision has been determined as 9 units/gross acre. The proposed number of units, parks and open space elements also comply with the requirements outlined in Table 3.1 Cadence Program and the Development Agreement.

- Compliant
- Non-Compliant
- Not Applicable

**N-12:** The densities per acre are varied and based on the residential building types described in Chapter V/ Architecture.

The proposed single-family development consists of 162 lots on ±14.0 gross acres, accounting for a gross density of 9 units/gross acre. The subdivision will feature a mix of two distinct street-loaded duet models presented in Exhibits 5.21a and 5.21b with two-car garages that front the proposed public right-of-ways along the perimeter and the onsite streets.

- Compliant
- Non-Compliant
- Not Applicable

**Site Design**  
**N-13:** See Chapter VII/ Landscape Standards for design guidelines for the site landscape design and Chapter V/ Architecture for site development guidelines.

Landscaping is proposed in onsite common elements, incorporating a mix of desert adaptive, enhanced desert and regionally ornamental types. All common elements and open space elements will be privately maintained by the HOA.

- Compliant
- Non-Compliant
- Not Applicable

**N-14:** All Structures over 35-feet have been demonstrated to the Director of Utility Services that the structure will not interfere with the City HEN-NET system.

There are no structures in the proposed subdivision that exceed 35 feet in height, therefore it will not cause any interference with the City HEN-NET system.

- Compliant
- Non-Compliant
- Not Applicable

**N-15:** The neighborhood design implements the street frontage principles

The neighborhood design fully accounts for street frontage principles as each proposed onsite right-of-way and the half-street improvements on perimeter roads adhere to Exhibits 6.2-15 and -18 for the 65', and 49' ROW designs, respectively.

**Comments**

Applicant may include additional comments below. Note the checklist item code number followed by



### Neighborhood 5 Product Mix

Parcel	Builder	Acreage	Unit Count	Lot Size	Stories	Garage	Housing Type	Housing Group
5-R1-1	Harmony	9.18	142	21x75	2	2	Townhomes	2
5-R1-2	Richmond	17.8	83	60 x 110	1	2	Executive	6
5-R1-3	Richmond	12.6	68	50 x 100	1	2	Traditional	5
5-R1-4	Woodside	9.8	51	50 x 100	1	2	Traditional	5
5-R2-1A	TBD	5.24						
5-R2-1B	Wolff	16	384	Multi-Family	3		Stacked Flats	1
5-R2-2	Richmond	21.5	151	40 x 90	2	2	Efficiency	4
5-R3-1	Harmony	13.5	172	21x75	2	2	Townhomes	2
5-R3-4	Toll	18.76	91	55 x 115	1	2/3	Estate Home	6
5-R3-51	Calida	25.01	238	SFD - Rent			Courtyard Cluster	3
5-R3-50	TBD	6.81						
5-R3-47	Harmony	12	126	30x74	2	2	Front Loaded Duet	2
5-R3-49	TBD	11.98						
5-C-4	Century	55.52	210	35x95	2	2	Efficiency	4
			105	45x80	2	2	Efficiency	4
			86	45x90	2	2	Garden	5
5-C-3	Century	15.47	68	31x86	2	2	Front Loaded Duet	2
			122	21x66	2	2	Townhome	2
5-C-2	Century	40.63	126	50x105	2	2	Village	5
			109	45x100	2	2	Traditional	4

**2332**

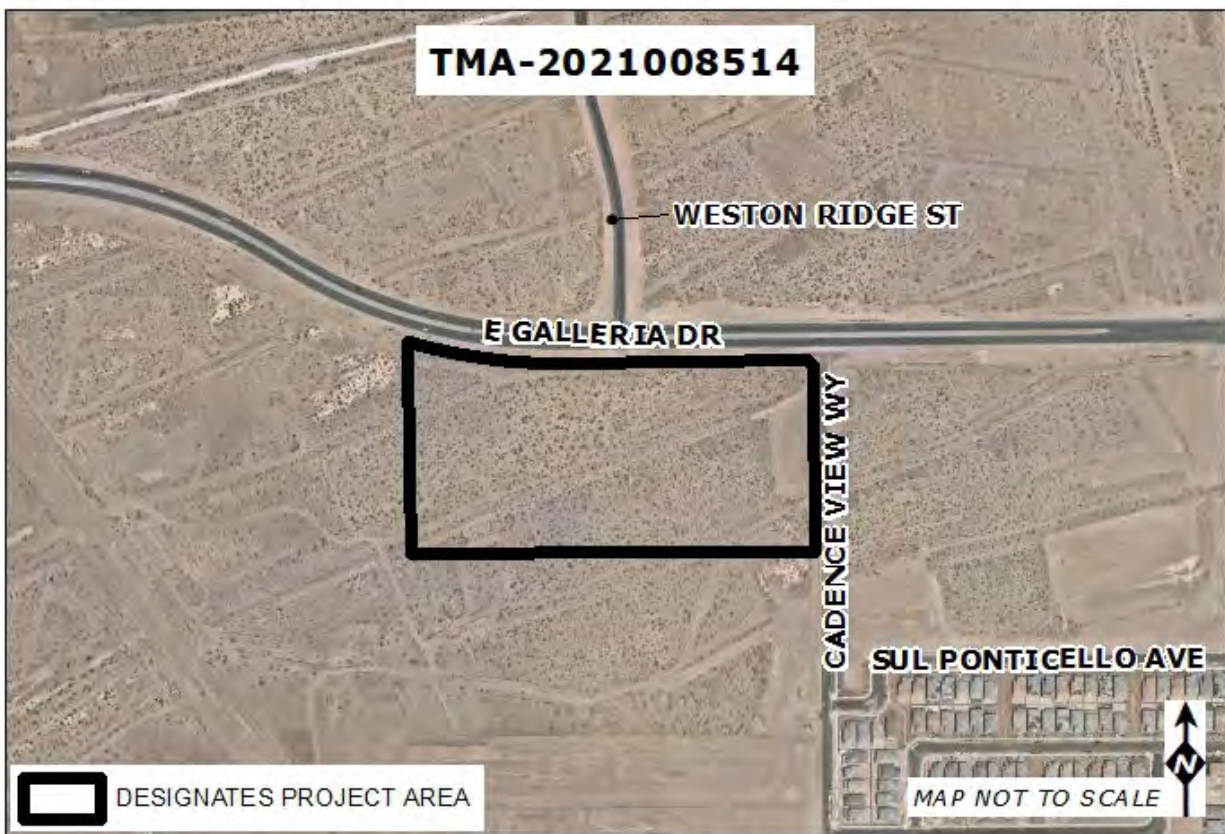
**Proposed with COH Parcel Available**

Housing Groups (4 Min)	6	Townhomes	436	18%
Housing Groups 1 or 2 (1 Min)	3	Traditional	228	9%
Product Types (6 Min)	10	Executive	83	3%
		Stacked Flats	384	16%
		Front Loaded Duet	194	8%
		Garden	86	4%
		Village	126	5%
		Courtyard Cluster	238	10%
		Estate	91	4%
		Efficiency	466	19%
		Minimum Unit Count	2450	95%

**CITY OF HENDERSON  
COMMUNITY DEVELOPMENT DEPARTMENT  
STAFF REPORT**

**PLANNING COMMISSION DATE:** November 18, 2021  
**AGENDA ITEM NUMBER:** 2  
**APPLICATION NUMBER:** TMA-2021008514  
**PROJECT APPLICANT:** The LandWell Company, L.P.  
**PROJECT DESCRIPTION:** Cadence 47 Subdivision

A 138-lot (126 single-family, 12 common) single-family residential subdivision on 14.0-acres generally located at the southwest corner of E. Galleria Drive and Cadence View Way in the Cadence Planning Area.



**STAFF RECOMMENDATION**

FINAL APPROVAL, subject to conditions.

## PROJECT INFORMATION

### PROJECT NUMBER

TMA-2021008514

### EXISTING ZONING

PC-RD (Planned Community with Redevelopment Overlay)

### EXISTING LAND USE

PC (Planned Community)

### NEIGHBORHOOD CHARACTERISTICS

	Zoning	Land Use	Existing Use
North	PC-RD	PC	Undeveloped Land
South	PC-RD	PC	Undeveloped Land
East	PC-RD	PC	Undeveloped Land
West	PC-RD	PC	Undeveloped Land

### BACKGROUND AND PRIOR ACTIONS

Date	Action
10/4/1995	City Council established the Downtown Redevelopment Project Area; a portion of the overall Cadence development is located within this area.
2/21/2006	City Council established the Eastside Redevelopment Project Area; the subject area is located within this area.
10/2/2007	City Council approved Comprehensive Plan Amendment CPA-2007520010 and Zone Change ZCA-2007660024 for the Development Agreement, Development Standards, and Parks Agreement for the LandWell 2200-planned community (now called Cadence).
11/15/2007	Planning Commission approved Parent Tentative Map TMA-2007620039 for the LandWell 2200 Development. This application has expired.
11/15/2012	Planning Commission approved a 22-lot parent tentative map TMA-2012500306 for the Cadence master plan community.
7/16/2013	City Council approved a 28-lot parent tentative map TMA-2012500308 for Cadence Neighborhood 1.
5/10/2018	Planning Commission approved Tentative Map TMA-2018000486 for Cadence Neighborhood 5 Village R2.

### ANALYSIS

The applicant is requesting approval of a 138-lot (126 single-family, 12 common) residential subdivision on 14.0 acres generally located on the southwest corner of E. Galleria Drive and Cadence View Way. The proposed subdivision is within Cadence Neighborhood 5 Village R2, just north of a proposed 8.5-acre school site and 5.5-acre park.

The applicant states that the proposed tentative map will feature the Front-Loaded Duet home product type per Table 5.9 of the Cadence Development Standards (CDS). Front-Loaded Duets are considered Group 2 per Section 5.4.A in the CDS. To avoid the monotony of large numbers

of a single product type, housing groups are used to ensure product type diversity throughout Cadence. Specifically, the standards limit the number of contiguous units of any single product type to 100 single-family dwelling units unless approved by the Cadence Development Review Committee (CDRC) and the City. As discussed further below, the CDRC has approved the allowance for 126 Front-Loaded Duet lots.

The tentative map indicates that the proposed lots range from 2,442 square feet to 5,595 square feet. The proposed density is 9.0 dwelling units per acre. The CDS do not have a maximum density standard.

This proposal provides 0.92 acres of open space, including areas within common elements along the streetscapes. Final landscape design and review will be provided through future design reviews.

The site is bound by Galleria Drive (132-foot right-of-way) along the north, Cadence View Way (65-foot right-of-way) along the east, Street "H" (65-foot right-of-way) along the south, and Street "G" (65-foot right-of-way) along the west portions of the property. The interior streets are 49-foot-wide residential public streets. Each lot will provide required parking on proposed 20-foot front-loaded driveways, and within two-car garages.

The tentative map analysis below covers some of the requirements of the Development Agreement and Development Standards. Street cross-sections, typical lot setbacks, lot sizes, and block lengths comply with the Cadence Development Agreement and Development Standards. To prevent long stretches of homes within any subdivision, CDS restricts a maximum of 12 consecutive front-loaded lots along a single-loaded block without some form of break when lots are narrower than 45 feet in width. Although most lots are less than 45 feet in width, this subdivision does provide a minimum 150-foot-wide linear open space area along a long stretch of homes in the northern portion of the subdivision and two 20-foot-wide linear open space areas (30 feet building to building setbacks) along a long stretch of homes in the southern portion of the subdivision to break up the blocks. In addition, the subdivision provides interior common open space areas to provide relief. As such, the proposed tentative map meets these standards. The CDRC has approved the proposed map. A copy of the approval letter is in the backup.

#### **PROPERTY SIZE**

14.0 acres (gross)

#### **NUMBER OF LOTS AND DENSITY**

138 lots (126 single family, 12 common)

Density – 9.0 DU/AC

#### **LOT SIZE**

Front-Loaded Duet: 2,100 square feet minimum lot area

Minimum Lot Dimensions: 30 feet x 70 feet

The applicant has provided varied lot widths, most exceeding the required 30-foot width, including lots up to 85 feet in width (Lots 91). The most common lot width found in the tentative map is 35 feet.

Proposed Lot Size

Minimum: 2,442 square feet (Lot 84)  
Maximum: 5,595 square feet (Lot 70)  
Average: 2,839 square feet

**MAXIMUM LOT COVERAGE**

Allowed

70 percent

Proposed

53 percent (max)\*

\*Staff will ensure compliance during the design review process of the product. Staff has added a condition of approval.

**PRODUCT TYPE**

The applicant is proposing the “Front-Loaded Duets” product type with front-loaded garages for all lots. Per the CDS, this product is considered a street-loaded plan and shall meet minimum 20-foot setback to the face of garage. This development includes 20-foot driveway lengths for garage access to the homes from the streets, which complies with CDS.

The CDS (Section 5.2.B – General Description – Program Diversity) restricts a single-product type within a subdivision to 100 lots, unless an alternative is approved by both the Cadence Design Review Committee (CDRC) and the City. In this case, the maximum lot number of the same product type (Front-Loaded Duets) has been exceeded, however the applicant sought an allowance to exceed this standard and received CDRC approval. The CDRC approval letter finds this acceptable in this location. This lot count is consistent with other developments within Cadence. The unit count will not be detrimental to Cadence's overall aesthetic, as the developer has provided a site plan with ample open space, exceeding requirements. The subdivision is also located just north of a 5.46-acre park allowing residents easy access the proposed park. CDRC's finding is based on a total review of the Development Standards and Agreement and utilized the Cadence Neighborhood Checklist provided with the application for clarification on conformance. Staff has considered the benefit of these additions and recommends approval of the 26-lot overage.

Cadence 5-R3-47 is part of larger Neighborhood 5, which has a variety of product mixes. A product mix table, highlighting the variety of product types within Neighborhood 5, is included in the backup material.

**STREETS**

Exterior subdivision streets are the standard public 132-foot and 65-foot neat street cross-sections as approved in the CDS. The proposed subdivision complies with the maximum block length requirement per the CDS. Homes are accessed via internal 49-foot-wide public streets with attached and detached sidewalks. Please see exhibits included in the backup information for all street sections.

## **LANDSCAPING**

The master developer will be responsible for the landscaping within the primary street right-of-way, while the applicant will be responsible for the front yard, subdivision entries, internal street landscaping, and interior common open space areas. Landscape plans will be required as part of the design review application for the house product and/or as a separate design review application.

## **OPEN SPACE**

Required: 17,424 square feet (0.4 acre)

Proposed: 40,242 square feet (0.9 acre)

This proposal provides 40,242 square feet (0.92 acres) of open space. The common open space areas shown on the map exceed the CDS requirements, which require a minimum of 0.4 acres of open space/pocket parks per 200 dwelling units. The open space calculation includes areas within common elements and landscaped areas along the streetscapes. There are multiple pedestrian connection access points through the subdivision to provide pedestrian connection throughout the neighborhood as well as to a proposed school and 5.46-acre park south of the subdivision. Common Element "F" is a large open space area (0.38 acres) for a future pocket park. All common element areas will provide Enhanced Desert or Regionally Ornamental landscaping. Final landscape design and review will be provided through future design review approvals.

## **PRIVATE CONTIGUOUS YARD AREA**

Required: 250 square feet\*

Proposed: 250 square feet\*

\*Minimum aggregate dimension shall be 10 feet for Front-Loaded Duets. Staff will ensure dimensions and private contiguous yard area comply with these requirements during the design review process of the product, as conditioned.

Staff finds that the proposed map complies with the Cadence Development Agreement and Development Standards. In consideration of the criteria set forth in Section 19.6.5.D.5 of the Development Code for tentative maps, staff recommends approval of this request.

## **PUBLIC WORKS CONDITIONS**

1. The acceptance or approval of this item does not authorize or entitle the applicant to construct the project referred to in such application or to receive further development approvals, grading permits or building permits, nor does it infer approval for final lot configuration, geometry, or roadway layout. Public Works Department approval is based upon review of the civil improvement plans and associated studies, not planning documents.
2. A westbound to southbound left turn at Street G/Galleria may be considered after the roundabout at Galleria/Weston Ridge is designed and approved.

3. The roundabout design at Galleria/Weston Ridge has not been reviewed/approved. If the roundabout configuration differs from what is shown on the site plan, the applicant shall update the tentative map to reflect the correct roundabout configuration. This may affect the right-of-way dedication and/or reduce the number of lots for this development.
4. Northbound to westbound left turn at Street G/Galleria may be allowed, depending on the findings of the traffic study.
5. Parcel is adjacent to a proposed Clark County Regional Flood Control (CCRFCD) facility; CCRFCD concurrence is required.
6. The project is in a Flood Zone "A", a Conditional Letter of Map Revision (CLOMR) and a Letter of Map Revision (LOMR) will be required to be processed through FEMA for any development in the flood zone.
7. Applicant shall construct a westbound to southbound left turn lane at Cadence View/Galleria.
8. Applicant must call out and show all proposed/existing easements on Tentative Map. No permanent structures can be constructed in these areas.
9. The project is impacted by a FEMA Flood Zone "A", Clark County Regional Flood Control concurrence is required.
10. Northbound to westbound left turn at Cadence View /Galleria may be allowed, depending on the findings of the traffic study.
11. If sidewalks are less than 5-feet-wide, the developer shall provide a 5-foot by 5-foot clear landing space every 200 feet, per "Proposed Accessibility Guidelines for Pedestrian Facilities in the Public Right-of-Way" (PROWAG).
12. Applicant shall submit a drainage study for Public Works' approval.
13. Applicant shall construct full offsites per Public Works' requirements and dedicate any necessary right-of-way.
14. Applicant shall submit Civil Improvement Plans per Public Works' requirements.
15. Open space and/or common landscape areas, water/sewer and drainage easements / corridors to be mapped as common elements and maintained by HOA.
16. Applicant must apply and receive approval to vacate unnecessary rights-of-way and/or easements per Public Works' requirements.
17. Applicant shall submit a traffic impact study to address traffic concerns and to determine the proportionate share of this development's local participation in the cost of traffic signals and/or intersection improvements. Applicant shall comply with conditions of the traffic study.

#### **PARKS AND RECREATION CONDITION**

18. Applicant will need to comply with approved park agreement.

#### **UTILITY SERVICES CONDITIONS**

19. Applicant shall submit a utility plan and utility analysis for Department of Utility Services' approval.
20. Applicant shall comply with the requirements of the master utility plan established for the project area.

21. Civil improvement plans shall comply with the requirements of the Uniform Design and Construction Standards for Water Distribution Systems and the Design and Construction Standards for Wastewater Collection Systems.
22. Applicant shall prepare water and sewer system design in accordance with the Department of Utility Services' requirements. Approval of this application does not infer Department of Utility Services' approval for the water and sewer system layout as reflected on the application.
23. Applicant may be required to provide a water and/or sewer system capacity analysis covering the overall water and/or sewer system providing service to the project, prior to submitting civil improvement plans to the City. Preparation of said capacity analysis shall be coordinated with the Department of Utility Services.

### **BUILDING AND FIRE SAFETY CONDITIONS**

The authority for enforcing the International Fire Code is NRS 477.030 and Ordinance Number 3510 as adopted by the City of Henderson. Building and Fire Safety approval is based upon review of the civil improvement or building drawings, not planning documents.

24. Applicant shall submit plans for review and approval prior to installing any gate, speed humps (speed bumps not permitted), and any other fire apparatus access roadway obstructions.
25. Applicant shall submit fire apparatus access road (fire lane) plans for Fire Department review and approval.
26. Applicant shall submit utility plans containing fire hydrant locations. Fire Department approval is based upon the review of the civil improvement drawings, not planning documents. Fire hydrants shall be installed and operational in accordance with the International Fire Code Section 1412 as amended.
27. Projects constructed in phases shall submit a phasing plan describing the fire apparatus access roads and fire hydrant locations relevant to each phase.
28. Applicant shall provide secondary access as approved by Public Works and the Fire Department.
29. Applicant shall provide approved primary and secondary roads from the proposed project to existing paved roadways.
30. Applicant shall provide a dual water source as approved by Public Works and the Fire Department.
31. Applicant shall provide a minimum turning radius of 52 feet outside and 28 feet inside for all portions of the fire apparatus access road (fire lane). This radius shall be shown graphically and the dimensions noted on the drawings.
32. Applicant shall install an approved sprinkler system in all buildings / dwelling units as required by Code.

### **COMMUNITY DEVELOPMENT PLANNING SERVICES CONDITIONS**

33. Approval of this tentative map for a 138-lot (126 single family, 12 common) subdivision shall be for a period of four years from the effective date of approval.



34. The proposed street names are not approved through this application. Applicant shall submit a list of proposed street names to Community Development for approval prior to approval of the final map.
35. Prior to issuance of a building permit for homes, the applicant shall submit to Community Development and Neighborhood Services a copy of the Owner's Association's (i.e., Homeowners Association or Landscape Maintenance Association) articles of incorporation to include association name, officers, addresses, and resident agent (if applicable).
36. Applicant must post a bond with the Public Works Department for the installation of all perimeter landscaping and common open space landscaping and amenities prior to approval of the Civil Improvement Plans.
37. All grading and construction/staging activity must remain completely on-site, or will require the approval of any and all affected adjacent property owner(s).
38. Applicant must grant, with recordation of the final map, a perpetual, non-exclusive easement for ingress, egress, and use upon and over all portions delineated as a private street for the benefit of all lots shown hereon. All private streets must be privately maintained.
39. If there is a conflict between Title 19 or a City Department's standard conditions of approval and the Cadence Development Agreement or Cadence Development Standards, the Cadence development agreement/standards shall prevail.
40. The applicant must comply with all requirements not specifically listed as a condition of approval but required by the Cadence Development Agreement, Cadence Development Standards, the Development Code (HMC Title 19), all plans and exhibits presented and amended as part of the final approval, and all additional items required to fulfill conditions of approval.
41. All walls, fences, and gates visible from streets, parking lots, and common areas shall be constructed per Cadence Development Standards.
42. Lot coverage and the minimum private contiguous yard area requirements per the Cadence Development Standards shall be met and demonstrated with the model home complex and production home plot plans for the future Design Review application.
43. Applicant shall ensure the enhanced side elevation included with each floor plan is provided for all end units facing any street, alley, parking area, open space, or common area for the future Design Review application. Enhanced rear elevations shall also be provided for rear elevations facing Galleria Drive.

RL/slm/CW2



# Memorandum

CITY OF HENDERSON  
240 Water Street  
P.O. Box 95050  
Henderson, NV 89009-5050  
COMMUNITY DEVELOPMENT  
Lisa Corrado, Director  
702-267-1500  
fax 702-267-1501

---

TO: Chairman Mansfield and Planning Commissioners

FROM: Ryan Loomis, AICP  
Planner II

DATE: November 16, 2021

SUBJECT: Item No. 2 – TMA-2021008514  
Cadence 47 Subdivision

---

Staff requests to add the attached Clark County School District (CCSD) Tracking Sheet for Cadence 47 Subdivision to the backup material.

Attachment: CCSD Tracking Sheet

cc: Lee Farris, The Landwell Company, L.P.  
Sandra Ibrahim, Strive Engineering



Real Property Management  
1180 Military Tribute Place  
Henderson, NV 89074

# School Development Tracking Form

<http://facilities.ccsd.net/departments/real-property-management/>

Date Filed 09/30/2021 Application Number TMA-2021008514 Entity HEND

Company Name Strive Engineering

Contact Name \_\_\_\_\_

Contact Mailing Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

Phone (702) 337-5836 Mobile \_\_\_\_\_ Fax \_\_\_\_\_ Email \_\_\_\_\_

Project Name Cadence 47

Project Description 126 Single-Family Lots

APN's 179-06-513-003

Student Yield	Elementary School	Middle School	High School
Single-Family Units (1) 126	x 0.166 = 21	x 0.093 = 12	x 0.131 = 17
Multi-Family Units (2)	x 0.139 = 0	x 0.065 = 0	x 0.074 = 0
Resort Condo Units (3)			
<b>Total</b>	<b>21</b>	<b>12</b>	<b>17</b>

(1) Single Family unit is defined as single family detached home, mobile home, and townhouse.

(2) Multi-Family unit is defined as apartment, multiplexes, and condominiums.

(3) Resort Condominium units for tracking purposes only.

\* To be completed by CCSD

Schools Serving the Area*					
Name	Address	Grade	Capacity	Enrollment	Site Date
Sewell ES	700 E. Lake Mead Parkway	K-5	538	555	3/1/2021
Brown MS	307 N. Cannes St.	6-8	1040	1010	3/1/2021
Basic HS	400 Palo Verde Dr.	9-12	2072	2539	3/1/2021

\* CCSD Comments Sewell ES and Basic HS were over capacity for the 2020-2021 school year. Sewell ES was at 103.16% and Basic HS was at 122.54% of program capacity.

Approved

Disapproved



RECEIVED  
CITY CLERK  
CITY OF HENDERSON  
11/22/2021 2:16 PM

**NOTICE OF FINAL ACTION**  
**(NRS 278.0235)**

**TO: COMMUNITY DEVELOPMENT AND SERVICES DIRECTOR**

**NOTICE** is hereby given that on November 22, 2021, the Planning Commission of the City of Henderson took the following final action on the application below:

**APPLICATION NUMBER**

**ACTION**

TMA-2021008514 – Tentative Map  
Cadence 47 Subdivision

Approved

Applicant: Lee Farris, The LandWell Company

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 November 22, 2021. The copy of record is maintained by the Community Development and Services Department.



---

Stephanie Murray, Planning Commission Coordinator

Attachment

cc: Lee Farris, The LandWell Company  
Sandra Ibrahim, Strive Engineering

[LFarris@landwellco.com](mailto:LFarris@landwellco.com)  
[Sandra.Ibrahim@strivenv.com](mailto:Sandra.Ibrahim@strivenv.com)



November 22, 2021

Lee Farris  
The LandWell Company  
875 Warm Springs  
Henderson, NV 89011

RE: Tentative Map TMA-2021008514 - Cadence 47 Subdivision

Dear Applicant:

The Henderson Planning Commission at its regular meeting held November 18, 2021, approved the Tentative Map request for a 138-lot (126 single-family, 12 common) single-family residential subdivisions on 14.0-acres generally located at the southwest corner of E. Galleria Drive and Cadence Way, in the Cadence Planning Area, subject to the following:

#### PUBLIC WORKS CONDITIONS

1. The acceptance or approval of this item does not authorize or entitle the applicant to construct the project referred to in such application or to receive further development approvals, grading permits or building permits, nor does it infer approval for final lot configuration, geometry, or roadway layout. Public Works Department approval is based upon review of the civil improvement plans and associated studies, not planning documents.
2. A westbound to southbound left turn at Street G/Galleria may be considered after the roundabout at Galleria/Weston Ridge is designed and approved.
3. The roundabout design at Galleria/Weston Ridge has not been reviewed/approved. If the roundabout configuration differs from what is shown on the site plan, the applicant shall update the tentative map to reflect the correct roundabout configuration. This may affect the right-of-way dedication and/or reduce the number of lots for this development.
4. Northbound to westbound left turn at Street G/Galleria may be allowed, depending on the findings of the traffic study.
5. Parcel is adjacent to a proposed Clark County Regional Flood Control (CCRFCD) facility; CCRFCD concurrence is required.
6. The project is in a Flood Zone "A", a Conditional Letter of Map Revision (CLOMR) and a Letter of Map Revision (LOMR) will be required to be processed through FEMA for any development in the flood zone.

7. Applicant shall construct a westbound to southbound left turn lane at Cadence View/Galleria.
8. Applicant must call out and show all proposed/existing easements on Tentative Map. No permanent structures can be constructed in these areas.
9. The project is impacted by a FEMA Flood Zone “A”, Clark County Regional Flood Control concurrence is required.
10. Northbound to westbound left turn at Cadence View /Galleria may be allowed, depending on the findings of the traffic study.
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Lee Farris, The LandWell Company  
TMA-2021008514 – Cadence 47 Subdivision  
November 22, 2021  
Page 5

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 the Planning Commission's 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 Thursday, December 02, 2021.

Sincerely,

A handwritten signature in black ink that reads "Lisa M. Corrado". The signature is written in a cursive style with a large initial "L" and "C".

Lisa Corrado, AICP  
Community Development and Services Director

cc: Sandra Ibrahim, Strive Engineering

LC/slm

# TENTATIVE MAP

## FOR

# CADENCE 5-R3-47

### A 126-LOT SINGLE-FAMILY ATTACHED RESIDENTIAL SUBDIVISION LOCATED IN HENDERSON, NEVADA

## APN: 179-06-513-003

### +/-14.0 ACRES

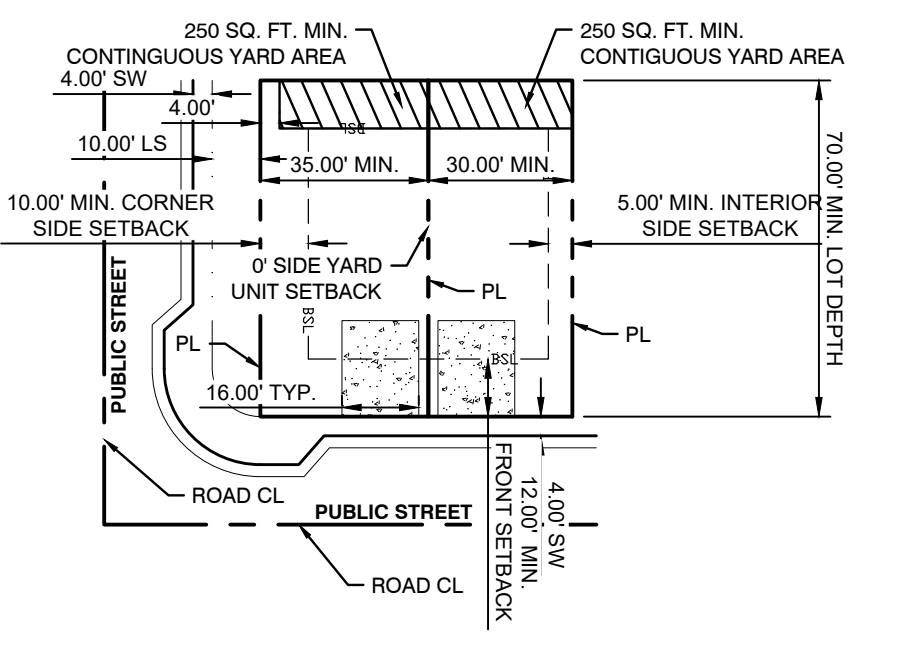
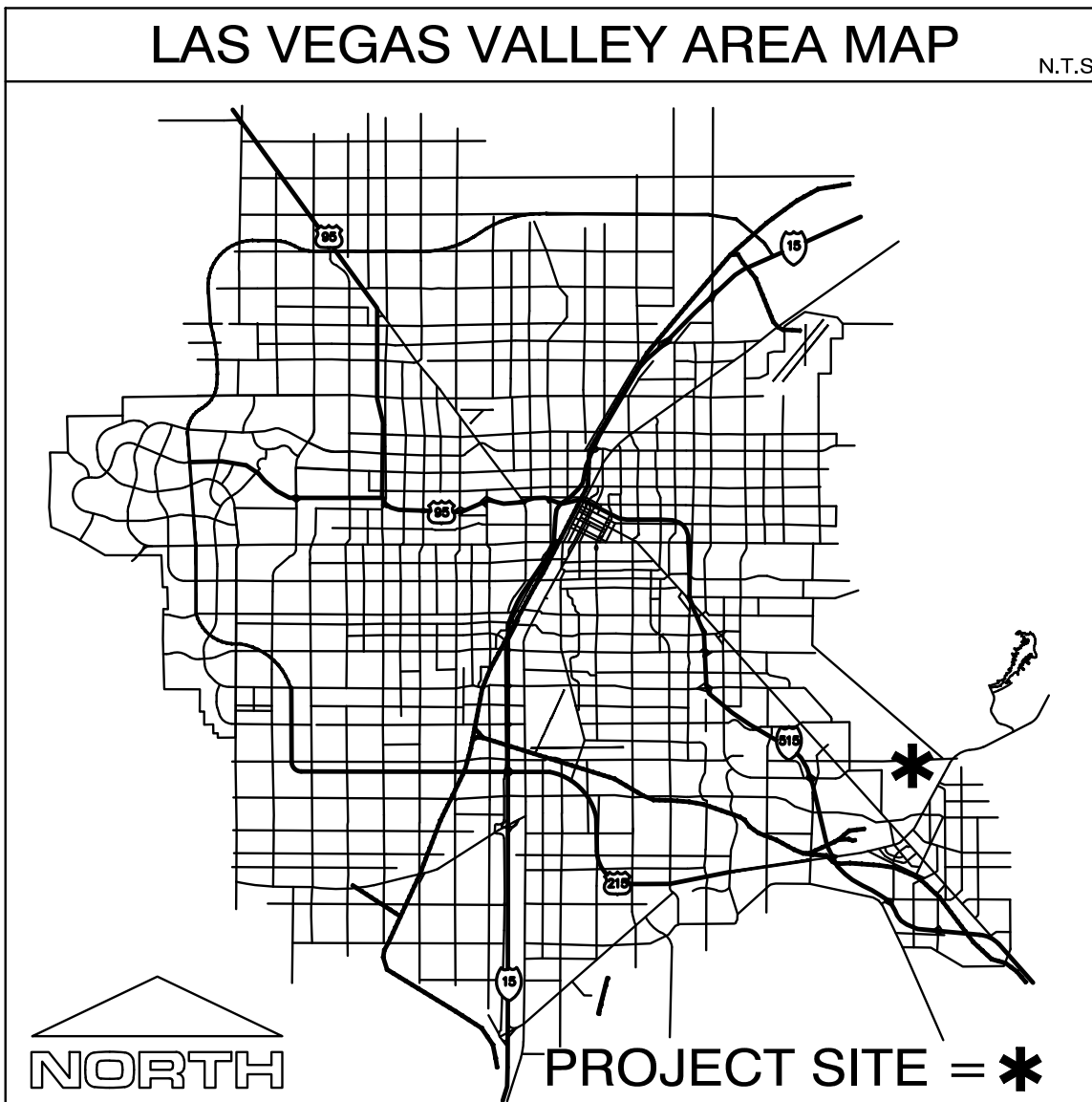
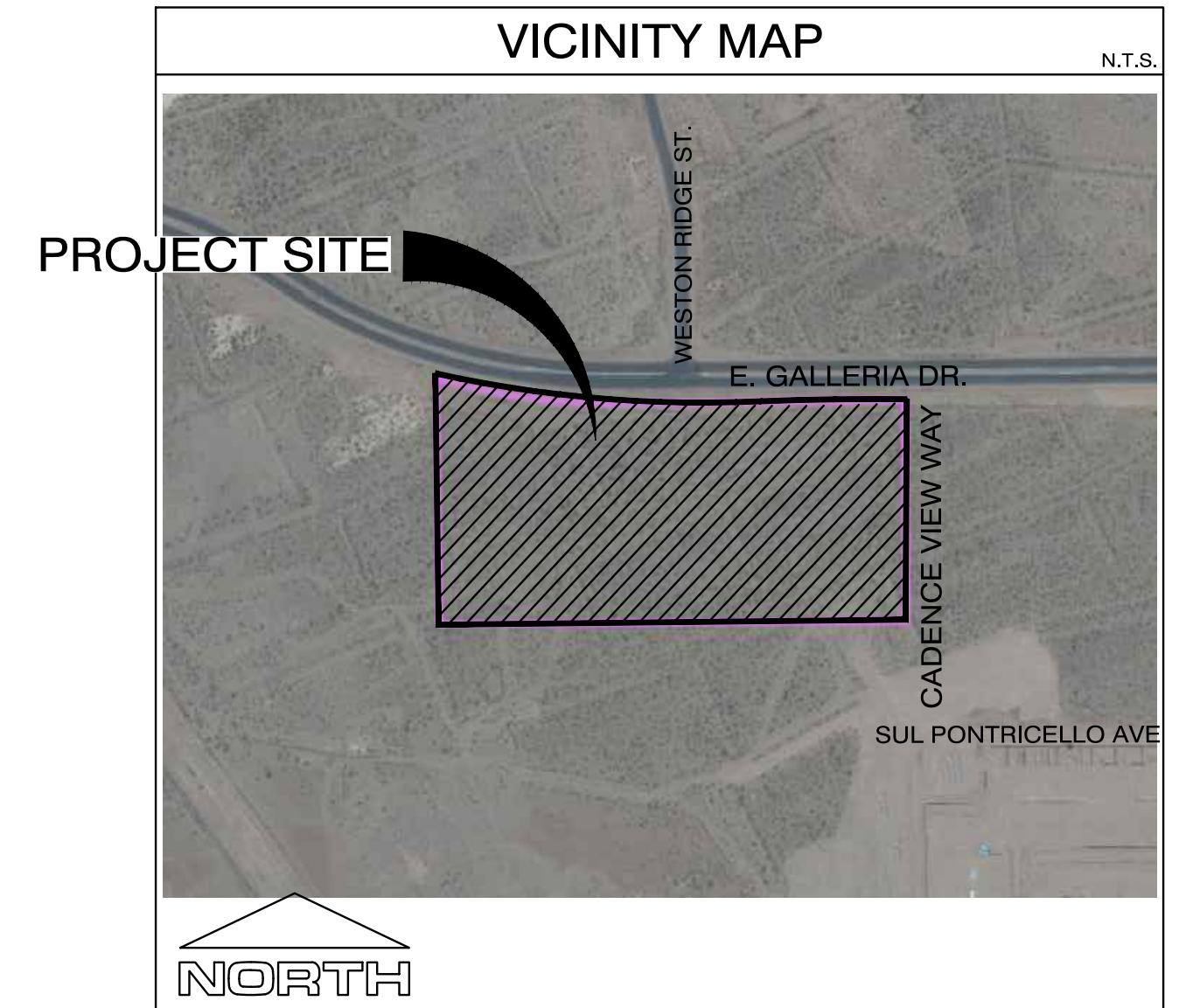
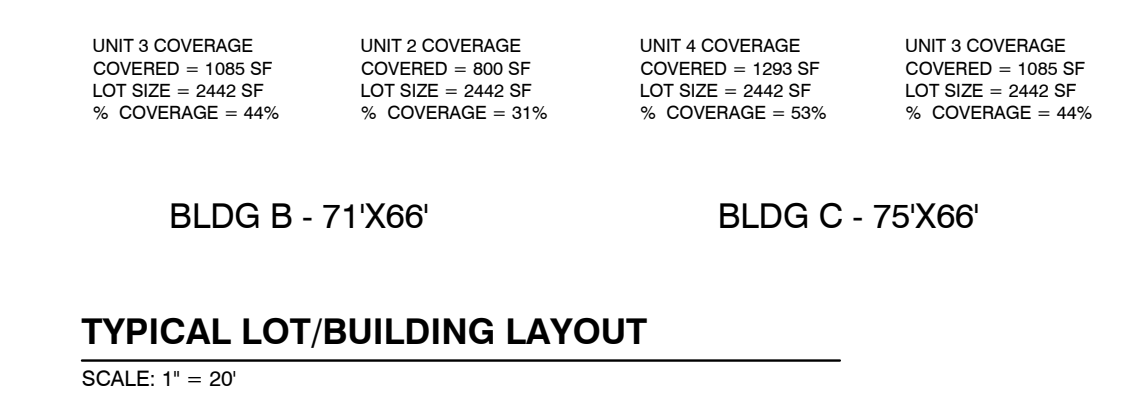
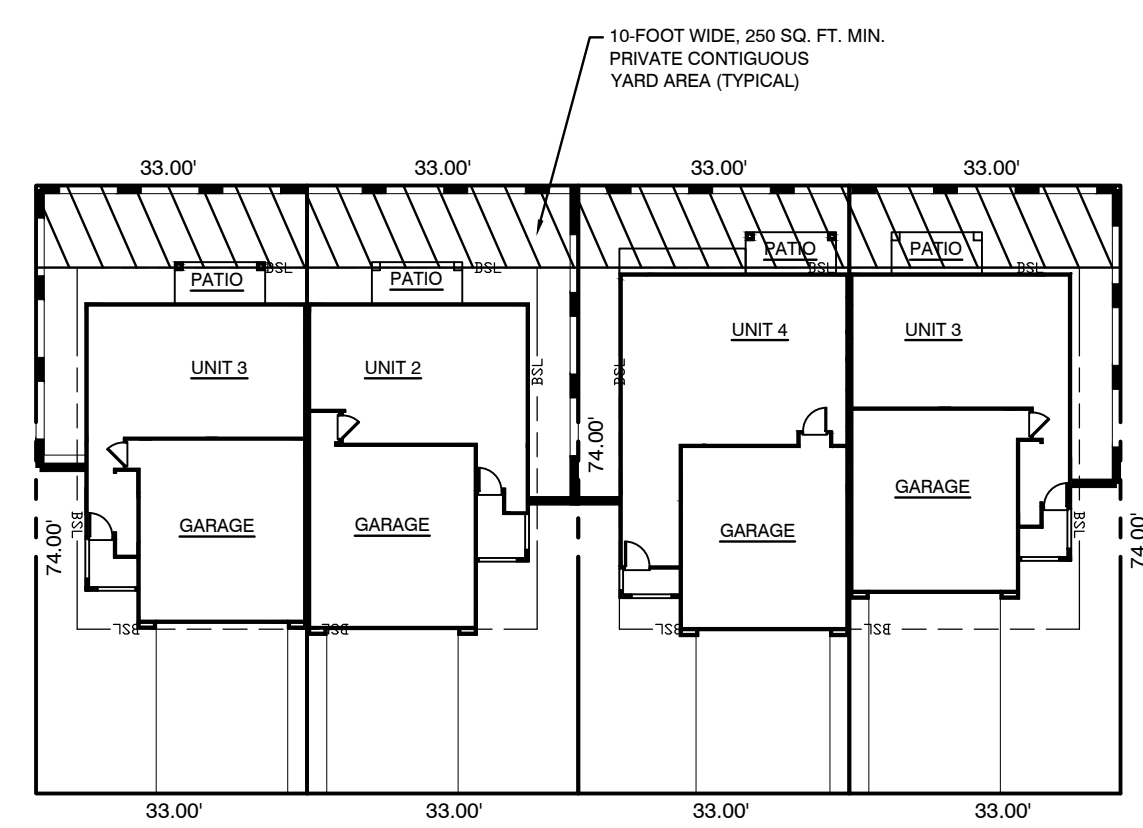
**COMMUNITY DEVELOPMENT  
PC APPROVAL**  
11/18/2021  
PLANNER'S SIGNATURE: RL

**LEGEND**

BOUNDARY LINE	---
EX. PROPERTY LINE	---
PROP. PROPERTY LINE	---
N/E EASEMENT	---
DRAINAGE EASEMENT	---
ROAD CENTERLINE	---
WATER LINE	---
SEWER LINE W/ MANHOLE	SS
STORM DRAIN	SD
EX. EDGE OF PAVEMENT	---
PROP. EDGE OF PAVEMENT	---
SAWCUT LINE	---
PROP. SCREEN WALL	---

**ABBREVIATIONS**

AB	ABANDONED	NTS	NOT TO SCALE
AC	ASPHALTIC CONCRETE	OC	ON CENTER
BC	BACK OF CURB	PB	PULL BOX
BCR	BACK OF CURB RADIUS	PC	POINT OF CURVE
BM	BENCHMARK	PCC	POINT OF COMPOUND CURVE
BVC	BEGIN VERTICAL CURVE	PE	POLYETHYLENE
BW	BOTTOM OF EXISTING WALL	PI	POINT OF INTERSECTION
CATV	CABLE TELEVISION	PL	PROPERTY LINE
CC	CLARK COUNTY	PCC	POINT OF CONNECTION
CDS	CADENCE DEVELOPMENT STANDARDS	PP	POWER POLE
CL	CENTERLINE	PRC	POINT OF REVERSE CURVE
CLV	CITY OF LAS VEGAS	PROP	PROPOSED
CMP	CORRUGATED METAL PIPE	PT	POINT OF TANGENCY
CO	CLEAN OUT, SEWER	PVC	POLYVINYL CHLORIDE
COH	CITY OF HENDERSON	R	RADIUS
CY	CUBIC YARD	RCB	REINFORCED CONCRETE BOX
DG	DESIGN GRADE	RCP	REINFORCED CONCRETE PIPE
DI	DROP INLET	RW	RIGHT-OF-WAY
DIP	DUCTILE IRON PIPE	RT	RIGHT
EC	END OF CURVE	SB	SETBACK
EP	EDGE OF PAVEMENT	SD	STORM DRAIN
ESMT	EASEMENT	SL	STREETLIGHT
EX	EXISTING	SNWA	SOUTHERN NEVADA WATER AUTHORITY
FF	FINISH FLOOR ELEVATION	STA	STATION
FG	FINISH GRADE	STD	STANDARD
FH	FIRE HYDRANT	SVZ	SIGHT VISIBILITY ZONE
FL	FLOW LINE	SW	SIDEWALK
FT	FEET	TC	TOP OF CURB
GB	GRADE BREAK	TF	TOP OF FOOTING
GFF	GARAGE FINISH FLOOR	TR	TOP OF RETAINING
HP	HIGH POINT	TW	TOP OF WALL
IW	INVERT	TYP	TYPICAL
LF	LINEAR FEET	USD	UNIFORM STANDARD DRAWING
LT	LEFT	VC	VERTICAL CURVE
LWVD	LAS VEGAS VALLEY WATER DISTRICT	VCP	VITRIFIED CLAY PIPE
MAX	MAXIMUM	VG	VALLEY GUTTER
MH	MANHOLE	W	WATER



**REQUIRED OPEN SPACE PER CDS SECTION 8.2D:**

0.4 ACRES OF POCKET PARK REQUIRED	= 17,424 SF
0.377 ACRES OF POCKET PARK PROVIDED (COMMON ELEMENT "F")	= 16,409 SF

\*NOTE: THERE WILL BE A PARK SOUTH OF THE SITE THAT WILL BE DEVELOPED WHICH WILL FULFILL THE 0.4 ACRES REQUIREMENT PER CADENCE DEVELOPMENT STANDARD.

**UTILITY POINT OF CONNECTION**

**WATER:** THE FIRST CONNECTION IS A PROPOSED 8" PVC TO CONNECT TO THE EXISTING 16" PVC WATER MAIN ADJACENT TO THE PROJECT SITE IN GALLERIA DR. THAT WILL CONNECT THROUGH 'CADENCE VIEW WAY ST'. THE SITE ALSO PROPOSES AN 8" WATER MAIN THROUGH A 20'00" MUNICIPAL UTILITY EASEMENT THROUGH COMMON ELEMENT 'D' WHICH WILL BE DEDICATED PER THE FINAL MAP AND CONNECT TO THE EXISTING 16" PVC WATER MAIN ADJACENT TO THE PROJECT SITE IN GALLERIA DR. THE CITY OF HENDERSON DEPARTMENT OF UTILITY SERVICES IS THE PURVEYOR.

**SEWER:** THE NEAREST SEWER CONNECTION IS AN EXISTING 8" PVC SEWER MAIN ADJACENT TO THE PROJECT SITE GALLERIA DR. THE SITE PROPOSES AN 8" SEWER MAIN THROUGH COMMON ELEMENT 'D', WHICH WILL BE DEDICATED AS A 20' MUNICIPAL UTILITY EASEMENT PER THE FINAL MAP. THE CITY OF HENDERSON DEPARTMENT OF UTILITY SERVICES IS THE PURVEYOR.

**UTILITY LOCATIONS:** EXISTING UTILITY LOCATION SHOWN HEREIN 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 OR UTILITIES NOT SHOWN IN THEIR EXISTING LOCATIONS.

APN'S/OWNERS	DEVELOPER	ENGINEER
APN: 179-06-513-001 OWNER: THE LANDWELL COMPANY, LP 875 W. WARM SPRINGS ROAD HENDERSON, NV 89111 CONTACT: LEE FARRIS (702) 567-0400	HARMONY HOMES 8912 SPANISH RIDGE AVE #200 LAS VEGAS, NV 89148 CONTACT: MATT ROSENBERG OFFICE: (702) 570-7213	STRIVE ENGINEERING, LLC 8912 SPANISH RIDGE AVE #200 LAS VEGAS, NV 89148 CONTACT: JOANNA OPENA, PE DIRECT: (702) 569-6871

**PROJECT SUMMARY**

ACREAGE (GROSS)	= +/- 14.00 AC
DENSITY (LOTS/GROSS ACRE)	= 8.0 DU/GROSS AC
EXISTING ZONING	= PC (PLANNED COMMUNITY)
PROPOSED ZONING	= NO CHANGE
TOTAL NO. OF RESIDENTIAL LOTS	= 126
TOTAL NO. OF COMMON ELEMENTS	= 12
AVERAGE LOT SIZE	= 2,839 SF
MINIMUM LOT SIZE (LOT 84)	= 2,442 SF
MAXIMUM LOT SIZE (LOT 70)	= 5,595 SF
MAXIMUM LOT COVERAGE	= 53%
OPEN SPACE PROVIDED	= 40,242 SF

**ESTIMATED AVERAGE DAILY SEWER CONTRIBUTIONS**

126 UNITS X 250 GPD/UNITS = 31,500 GPD  
TOTAL AVERAGE CONTRIBUTION = 31,500 = 0.0315 MGD  
TOTAL PEAK FLOW = (0.0290' X 0.9044) X 2.6186 = 0.1148 MGD  
TOTAL WET WEATHER PEAK FLOW = 0.1148 X 1.25 = 0.1435 MGD

**UTILITY SERVICE BY:**

WATER	CITY OF HENDERSON DEPARTMENT OF UTILITY SERVICES
SEWER	CITY OF HENDERSON DEPARTMENT OF UTILITY SERVICES
POWER	NV ENERGY
TELEPHONE	CENTURYLINK
NATURAL GAS	SOUTHWEST GAS COMPANY
CATV	COX
SOLID WASTE DISPOSAL	REPUBLIC SERVICES

- GENERAL NOTES**
- THERE ARE NO KNOWN FAULTS OR FISSURES LOCATED ADJACENT TO OR WITHIN THE BOUNDARIES OF THIS SUBDIVISION TO BE VERIFIED BY THE GEOTECHNICAL ENGINEER.
  - THERE ARE NO KNOWN GROUNDWATER DEPTHS WITHIN 20 FEET OF THE EXISTING GROUND SURFACE.
  - THERE WILL BE AN HOA AND CC&R'S ESTABLISHED FOR THIS SUBDIVISION.
  - LANDSCAPING AND COMMON ELEMENTS WILL BE MAINTAINED BY HOA.
  - TRAFFIC ACCESS SHALL BE VIA STREET G & CADENCE VIEW WAY.
  - EASEMENTS REQUIRED FOR STORM DRAIN, DRY UTILITIES, SANITARY SEWER, AND POTABLE WATER SHALL BE GRANTED ON THE FINAL MAP.
  - THE SITE SLOPES ARE LESS THAN 12% AND STREET GRADES WILL BE LESS THAN 5%.
  - THIS PROJECT IS NOT WITHIN A 100-YEAR FEMA SPECIAL FLOOD HAZARD AREA AND IS DESIGNATED AS UNSHADED ZONE X PER FEMA FIRM PANEL 32003C2615F AND LOMR 19-09-0090P.
  - THERE ARE NO EXISTING STRUCTURES ON THE PROPERTY.
  - THIS PROJECT IS A PART OF THE CADENCE MASTER PLAN. CONNECTIVITY INDEX IS NOT REQUIRED.
  - ALL HOMES WILL HAVE FIRE SPRINKLERS.

**CADENCE PRODUCT MIX NOTES**

PER CADENCE DEVELOPMENT STANDARDS, THE SAME COMBINATION OF ELEVATION STYLE AND FLOOR PLAN FOR DWELLING UNITS SHALL NOT BE PLACED BESIDE EACH OTHER. DWELLING UNITS THAT MAKE USE OF THE SAME FLOOR PLAN AND ARE SITED DIRECTLY ACROSS THE STREET FROM ONE ANOTHER SHALL INCORPORATE A DIFFERENT ELEVATION STYLE WHENEVER POSSIBLE AND SHALL USE A DIFFERENT EXTERIOR COLOR/MATERIAL PALETTE AND ROOF TILE COLOR.

NO TWO OF THE SAME MATERIAL/COLOR PALETES SHALL BE USED ADJACENT TO ONE ANOTHER WITHIN A VILLAGE PARCEL. REGARDLESS OF OTHER DIFFERENCES SUCH AS MASSING, FLOOR PLAN, ARCHITECTURAL STYLE, ETC.

**SETBACK**

PER CADENCE DEVELOPMENT STANDARDS FOR FRONT-LOADED DUETS (TABLE 5.9)

FRONT YARD (STREET)	12' FROM R/W / P.L.
SIDE YARD (BUILDING)	5' FROM P.L. / SIDEWALK
SIDE YARD (UNIT)	0' GROUND FLOOR ONLY 4' FOR 2ND AND 3RD FLOOR LEVELS
SIDE YARD @ CORNER LOT	10'
REAR YARD	10'

**REVISIONS**

NO.	DATE	SHEET	REVISIONS	INITIALS

**HARMONY HOMES**

SCALE: PER SHEET	DESIGNED BY: SAI	DRAWN BY: SAI	CHECKED BY: JBO
PROJECT: HARMONY HOMES	DATE: 11/01/2021	SUBMITTAL STAGE: ENTITLEMENTS	

**CADENCE 47**

**COVER SHEET**

TITLE SHEET

NO. 0017530

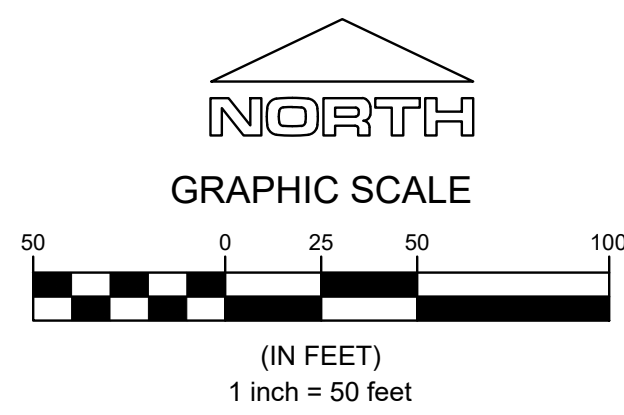
11/01/2021

**CV-01**

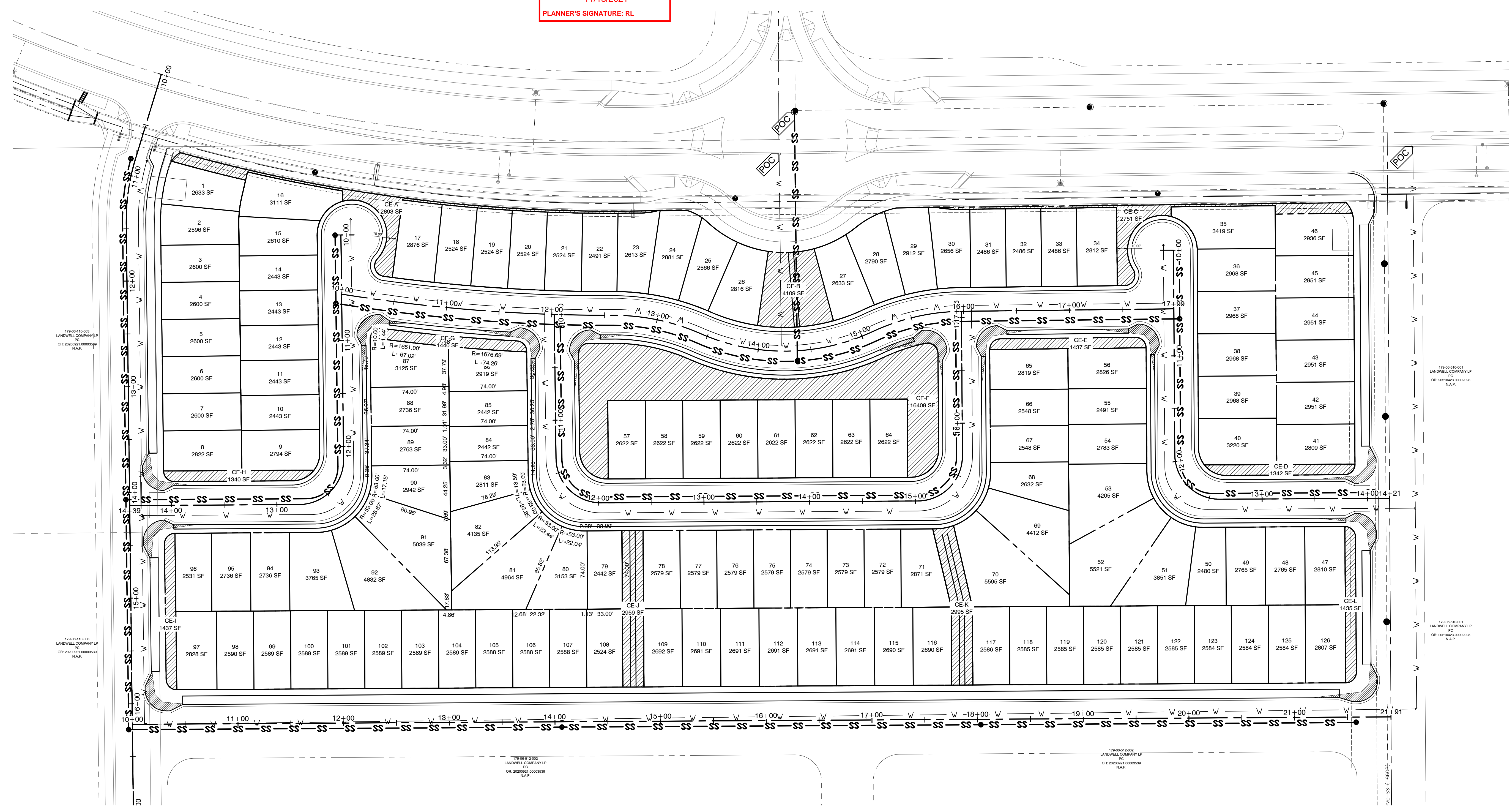
1 OF 7

DRAWING NO. TBD





COMMUNITY DEVELOPMENT  
PC APPROVAL  
11/18/2021  
PLANNER'S SIGNATURE: RL



REVISIONS	NO.	DATE	SHEET	REVISIONS	DATE	INITIALS

PREPARED FOR  
**HARMONY HOMES**

SCALE: PER SHEET  
DESIGNED BY: SAI  
DRAWN BY: SAI  
CHECKED BY: JBO

**STRIVE ENGINEERING**  
8672 SPANISH RIDGE AVE. SUITE 200 - LAS VEGAS, NV 89148  
(702) 794-1788

PROJECT:	DATE: 11/01/2021
SUBMITTAL STAGE:	ENTITLEMENTS

TITLE SHEET

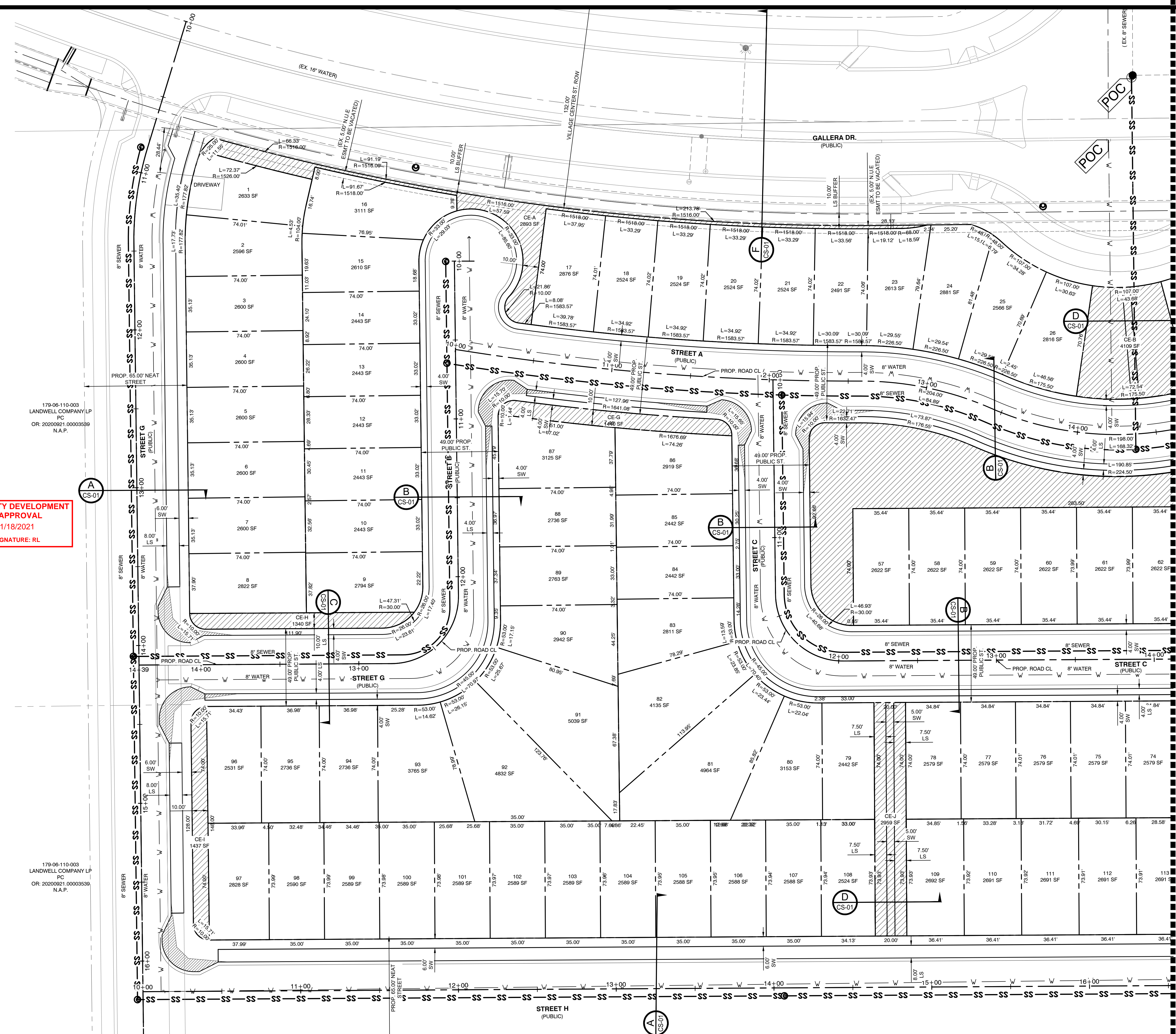
**CADENCE 47**

**OVERALL TENTATIVE MAP**



SHEET	NO. 0017530
<b>TM-00</b>	11/01/2021
2 OF 7	
DRAWING NO.	TBD





**NORTH**

GRAPHIC SCALE

(IN FEET)  
1 inch = 30 feet

**LEGEND**

- BOUNDARY LINE
- EX. PROPERTY LINE
- PROP. PROPERTY LINE
- NVE EASEMENT
- DRAINAGE EASEMENT
- ROAD CENTERLINE
- WATER LINE
- SEWER LINE W/ MANHOLE
- STORM DRAIN
- EX. EDGE OF PAVEMENT
- PROP. EDGE OF PAVEMENT
- SAWCUT LINE
- PROP. SCREEN WALL

**COMMUNITY DEVELOPMENT  
PC APPROVAL**  
 11/18/2021  
 PLANNER'S SIGNATURE: RL

179-06-110-003  
LANDWELL COMPANY LP  
PC  
OR: 20200921.00003539  
N.A.P.

179-06-110-003  
LANDWELL COMPANY LP  
PC  
OR: 20200921.00003539  
N.A.P.

179-06-512-002  
LANDWELL COMPANY LP  
PC  
OR: 20200921.00003539  
N.A.P.

REVISIONS	NO.	DATE	SHEET	REVISIONS	DATE	INITIALS

**STRIVE  
ENGINEERING**

8672 SPANBOROUGH AVE. SUITE 200 • LAS VEGAS, NV 89148  
(702) 794-7898

PREPARED FOR <b>HARMONY HOMES</b>	SCALE: PER SHEET	CHECKED BY: JBO
PROJECT:	DESIGNED BY: SAI	
DATE: 11/01/2021	DRAWN BY: SAI	
SUBMITTAL STAGE:	ENTITLEMENTS	

**CADENCE 47**

**TENTATIVE MAP 1**

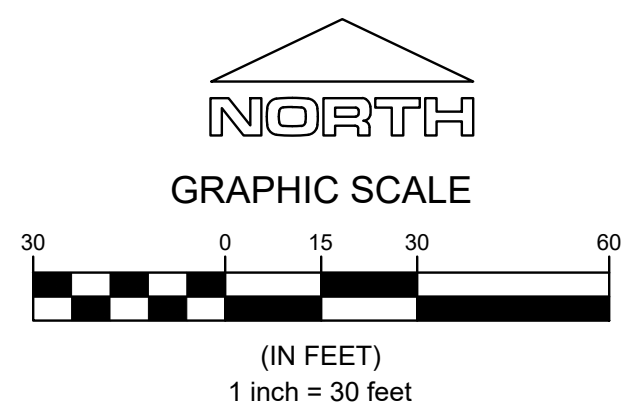
SHEET

DRAWING NO.  
**TM-01**  
3 OF 7  
TBD



MATCHLINE-SEE SHEET TM-02

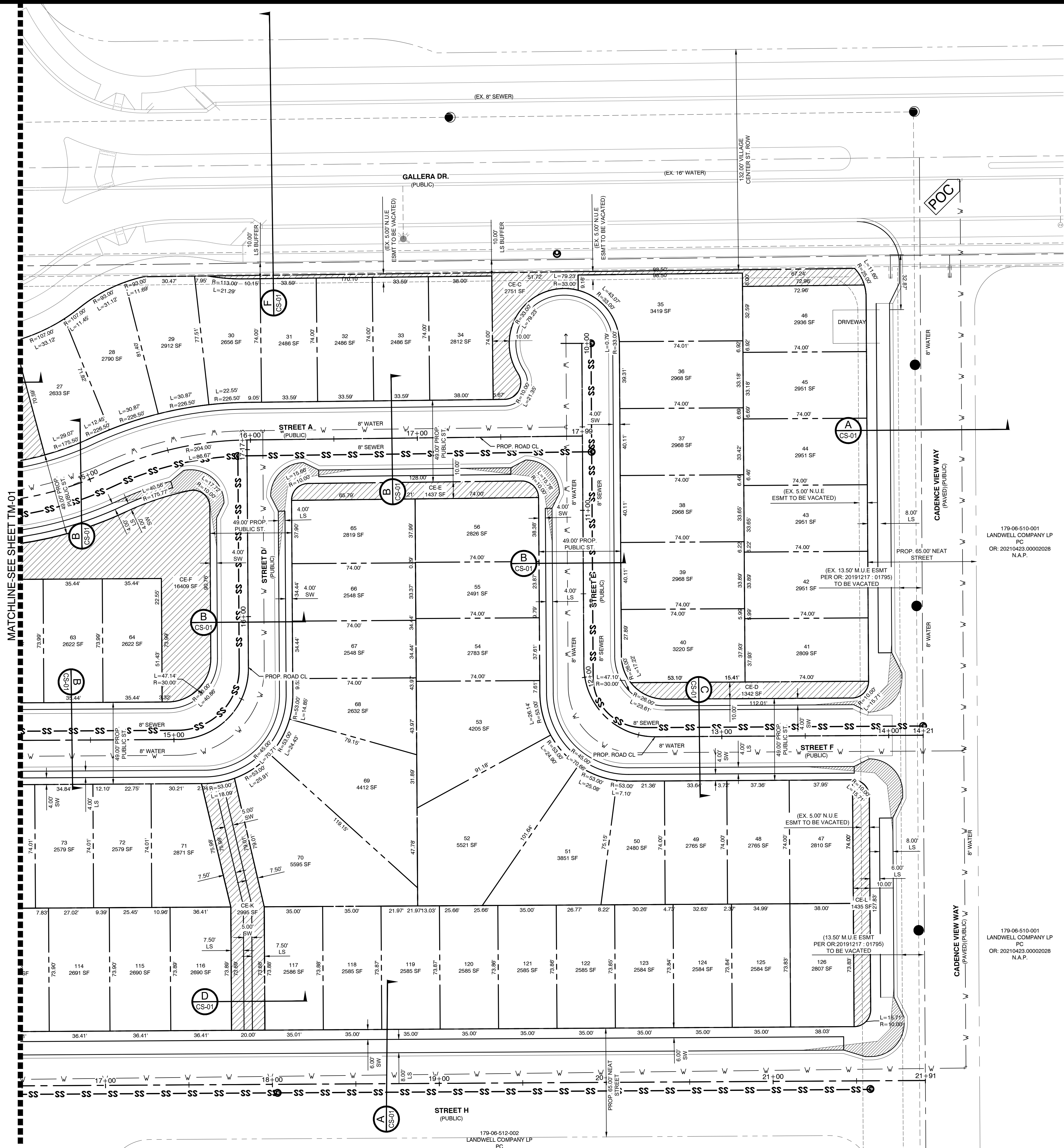




**LEGEND**

BOUNDARY LINE	---
EX. PROPERTY LINE	---
PROP. PROPERTY LINE	- - - -
N/E EASEMENT	- - - -
DRAINAGE EASEMENT	- - - -
ROAD CENTERLINE	---
WATER LINE	W
SEWER LINE W/ MANHOLE	SS
STORM DRAIN	SD
EX. EDGE OF PAVEMENT	---
PROP. EDGE OF PAVEMENT	---
PAVEMENT	---
SAWCUT LINE	---
PROP. SCREEN WALL	---

**COMMUNITY DEVELOPMENT  
PC APPROVAL  
11/18/2021  
PLANNER'S SIGNATURE: RL**



179-06-510-001  
LANDWELL COMPANY LP  
PC  
OR: 20210423.00002028  
N.A.P.

179-06-510-001  
LANDWELL COMPANY LP  
PC  
OR: 20210423.00002028  
N.A.P.

REVISIONS	NO.	DATE	SHEET	REVISIONS	DATE	INITIALS

**STRIVE ENGINEERING**  
 8872 SPANISH RIDGE AVE. SUITE 200 - LAS VEGAS, NV 89148  
 (702) 794-7898

PREPARED FOR: **HARMONY HOMES**  
 SCALE: PER SHEET  
 DESIGNED BY: SAI  
 DRAWN BY: SAI  
 CHECKED BY: JBO

PROJECT: HARMONY HOMES  
 DATE: 11/01/2021  
 SUBMITTAL STAGE: ENTITLEMENTS

**CADENCE 47**  
**TENTATIVE MAP 2**

TITLE: CADENCE 47  
 SHEET: TM-02



SHEET	TM-02	NO.	4	OF	7
DRAWING NO.	TBD	DATE	11/01/2021	INITIALS	



REVISIONS	NO.	DATE	SHEET	REVISIONS	DATE	INITIALS

PREPARED FOR  
**HARMONY HOMES**

SCALE: PER SHEET  
DESIGNED BY: SAI  
DRAWN BY: SAI  
CHECKED BY: JBO

PROJECT: HARMONY HOMES  
DATE: 11/01/2021  
SUBMITTAL STAGE: ENTITLEMENTS

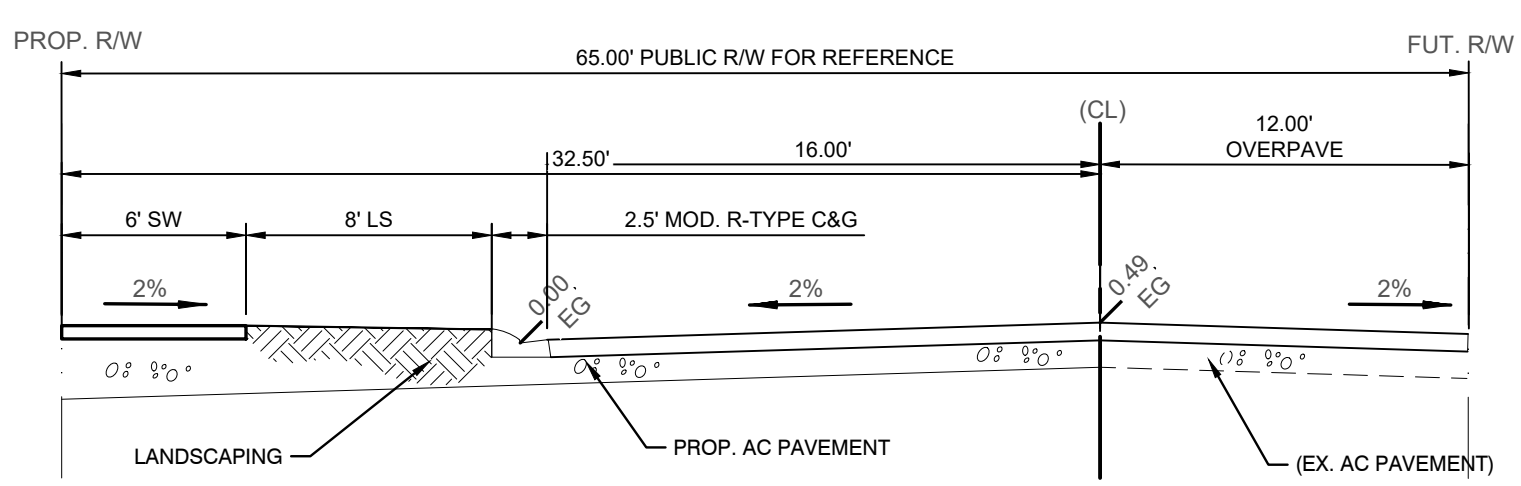
**STRIVE ENGINEERING**  
8672 SPANISH RIDGE AVE. SUITE 200 - LAS VEGAS, NV 89148  
(702) 794-1998

TITLE	SHEET
<b>CADENCE 47</b>	<b>CROSS SECTIONS</b>

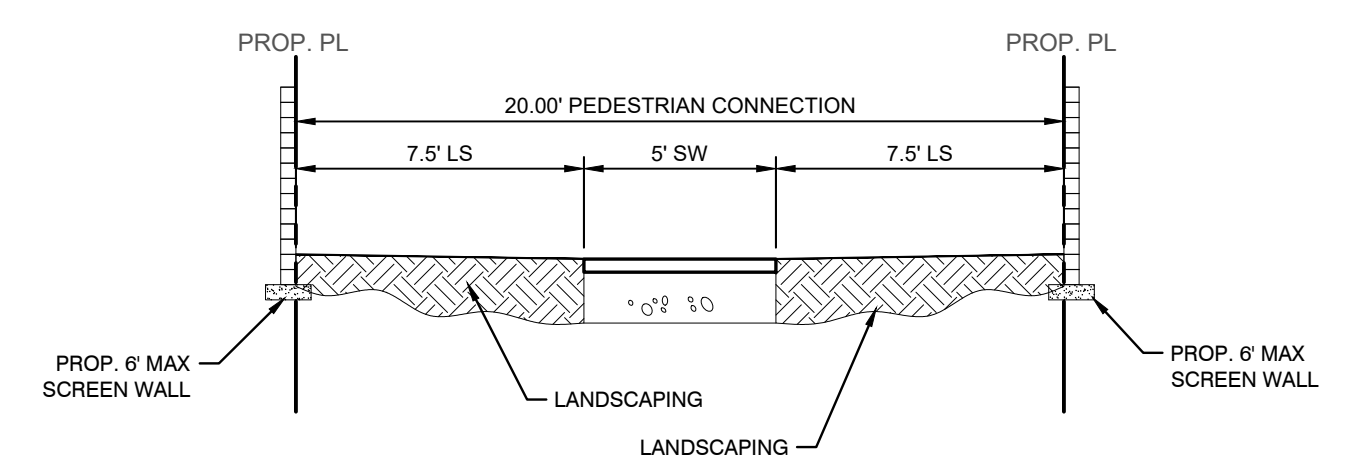
NO. 11/01/2021

**CS-01**  
5 OF 7  
DRAWING NO. TBD

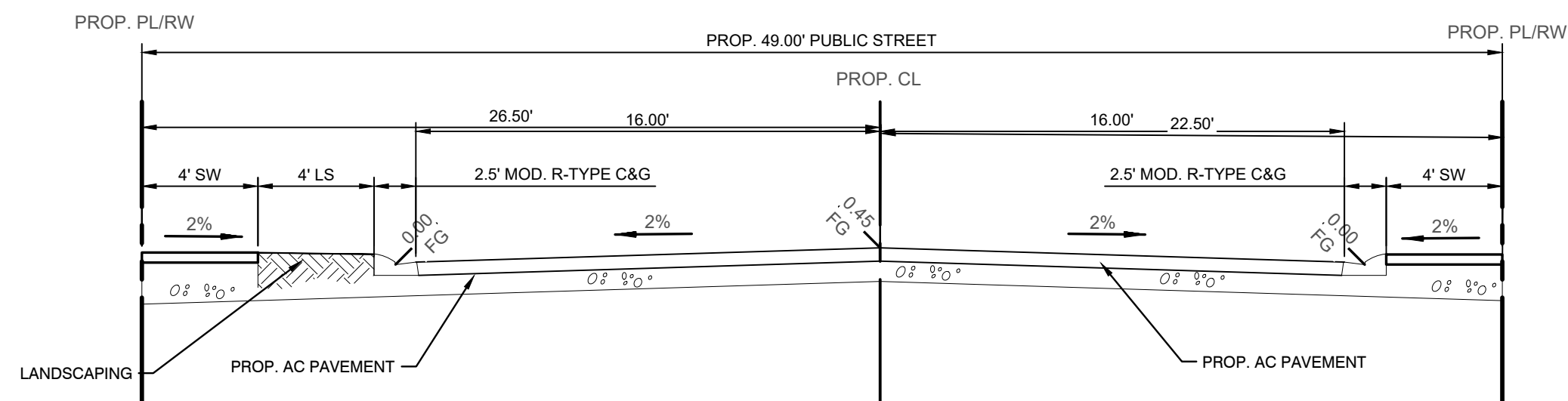
Professional Engineer Seal: HARMONY HOMES, LAS VEGAS, NV, LICENSE NO. 00119380, EXPIRES 11/01/2021



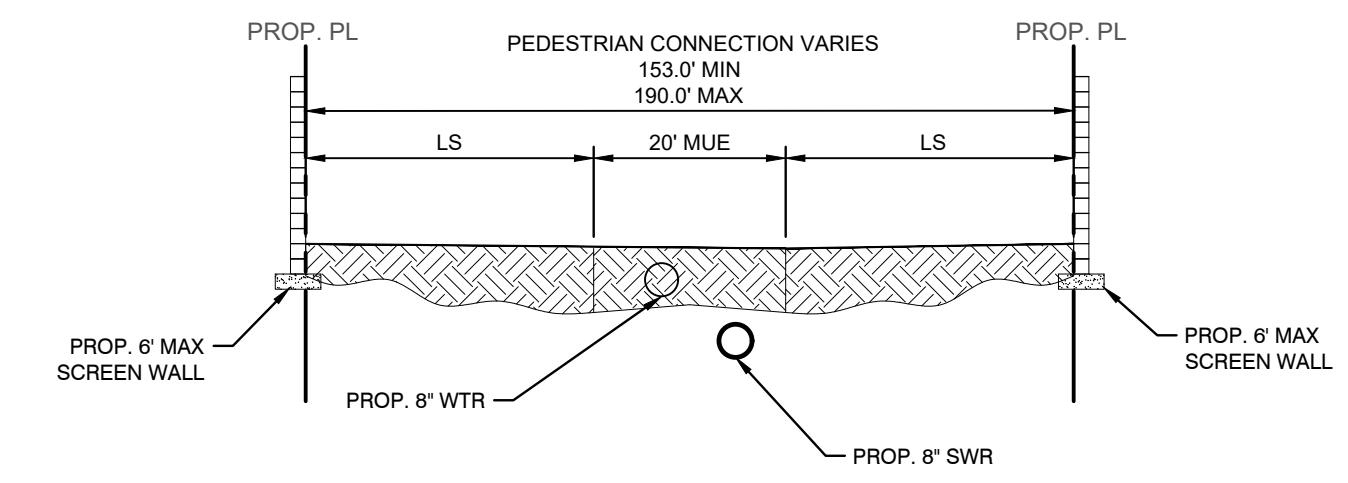
**A** 65-Ft WIDE RIGHT-OF-WAY  
TYPICAL PRIMARY NEIGHBORHOOD NEAT STREET SECTION (PUBLIC)(PAVED)  
PER CDS EXHIBIT 6.2-15  
NOT TO SCALE



**D** 20-Ft COMMON ELEMENT  
COMMON ELEMENTS "J" & "K"  
NOT TO SCALE

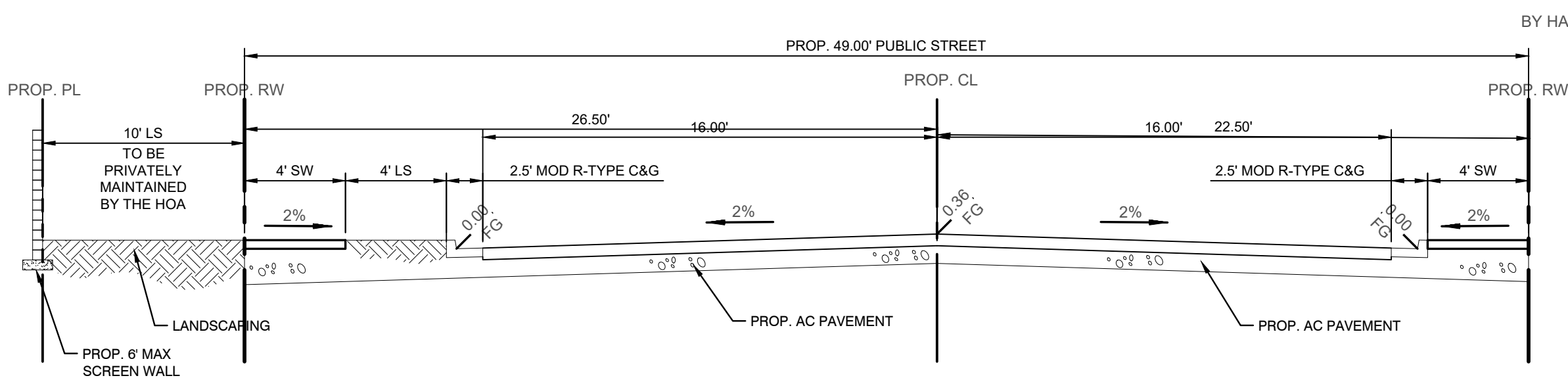


**B** 49-Ft WIDE RIGHT-OF-WAY  
TYPICAL RESIDENTIAL STREET SECTION (PUBLIC)  
PER CDS EXHIBIT 6.2-18  
NOT TO SCALE

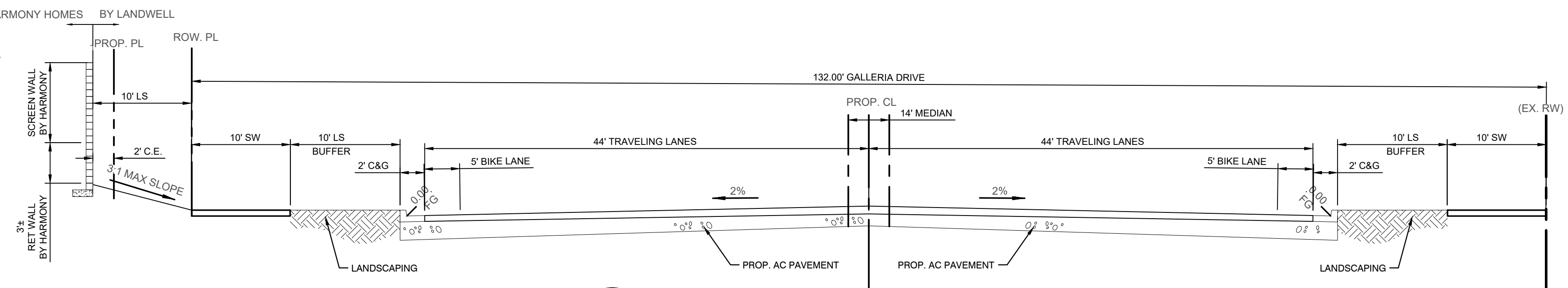


**E** PEDESTRIAN CONNECTION WITH M.U.E.  
COMMON ELEMENT "B"  
NOT TO SCALE

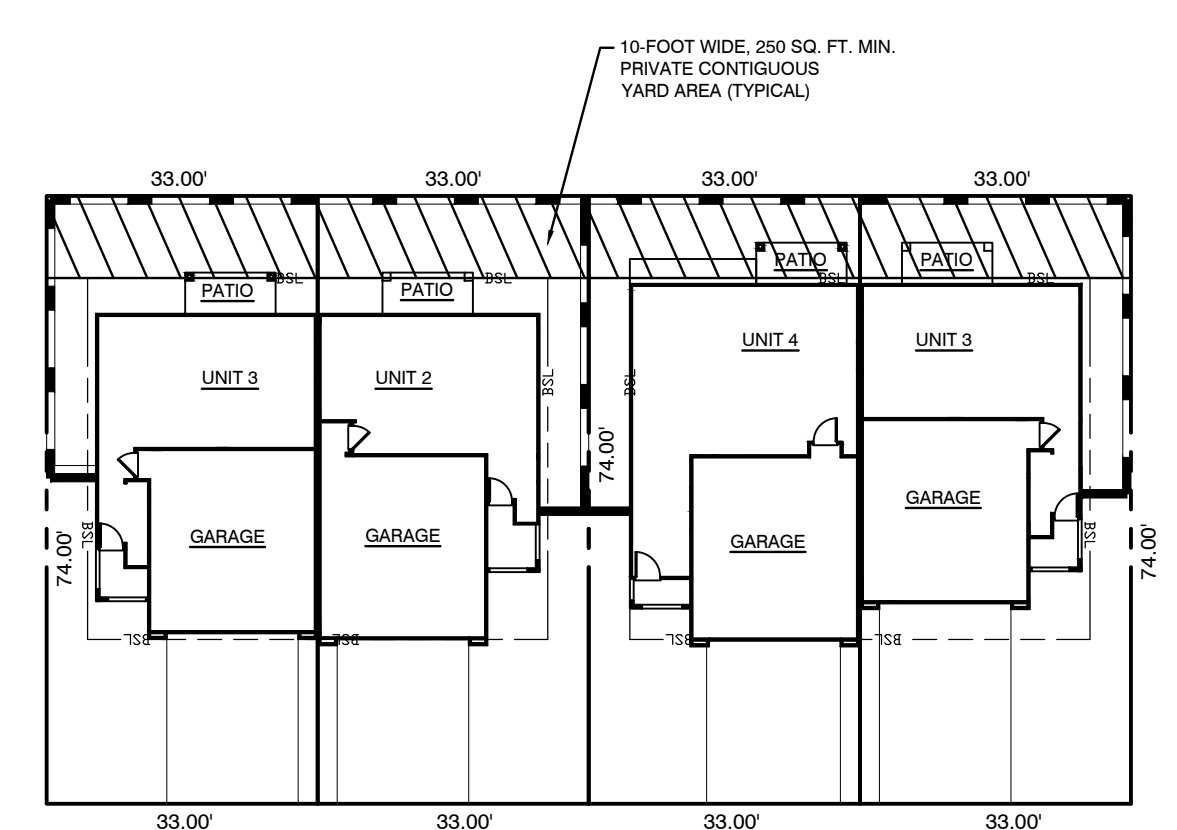
COMMUNITY DEVELOPMENT  
PC APPROVAL  
11/18/2021  
PLANNER'S SIGNATURE: RL



**C** 49-Ft WIDE RIGHT-OF-WAY  
TYPICAL RESIDENTIAL STREET ENTRY SECTION (PUBLIC)  
PER CDS EXHIBIT 6.2-18  
NOT TO SCALE



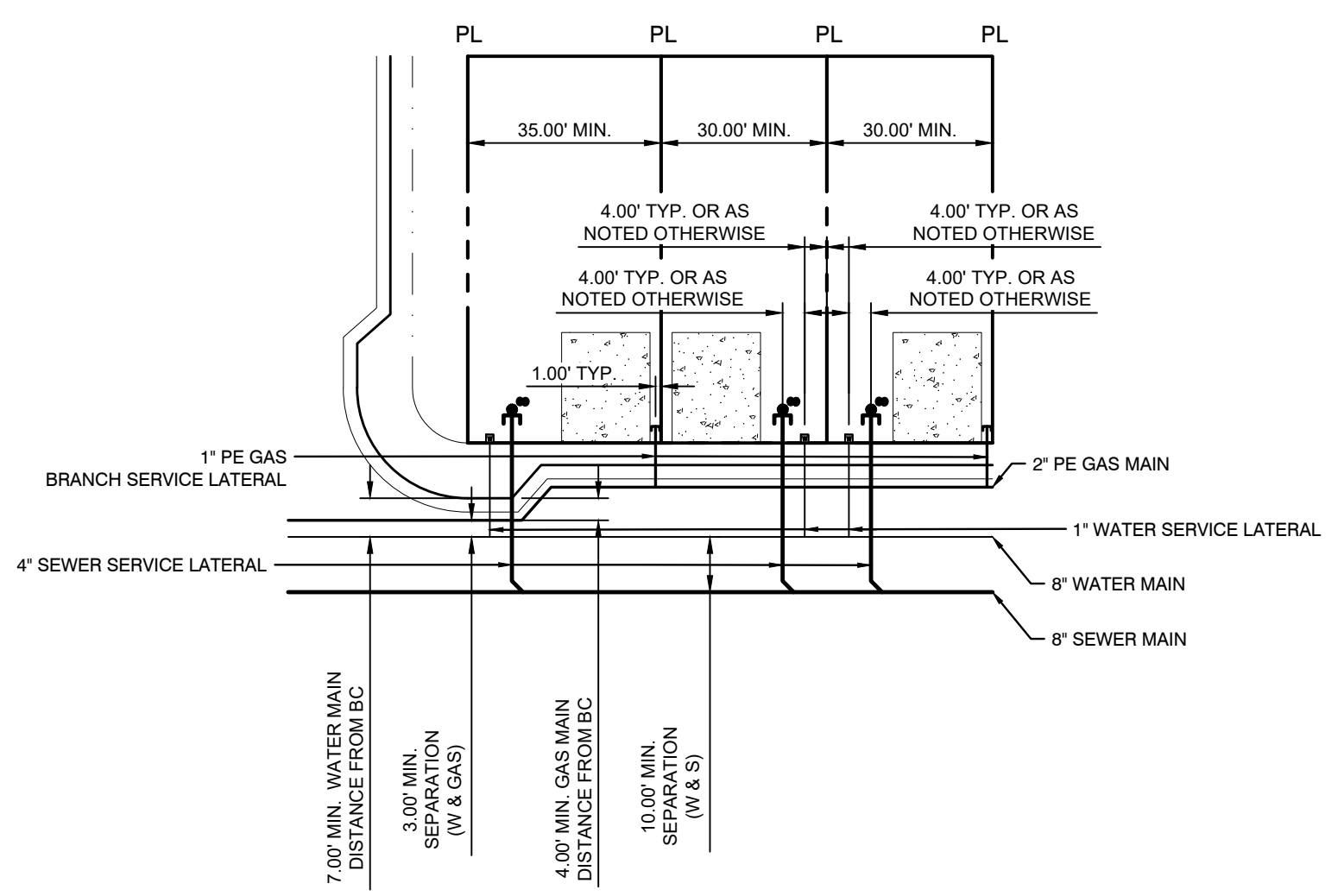
**F** 132-Ft RIGHT-OF-WAY  
GALLERIA DRIVE BY OTHER (FOR REFERENCE ONLY)  
NOT TO SCALE



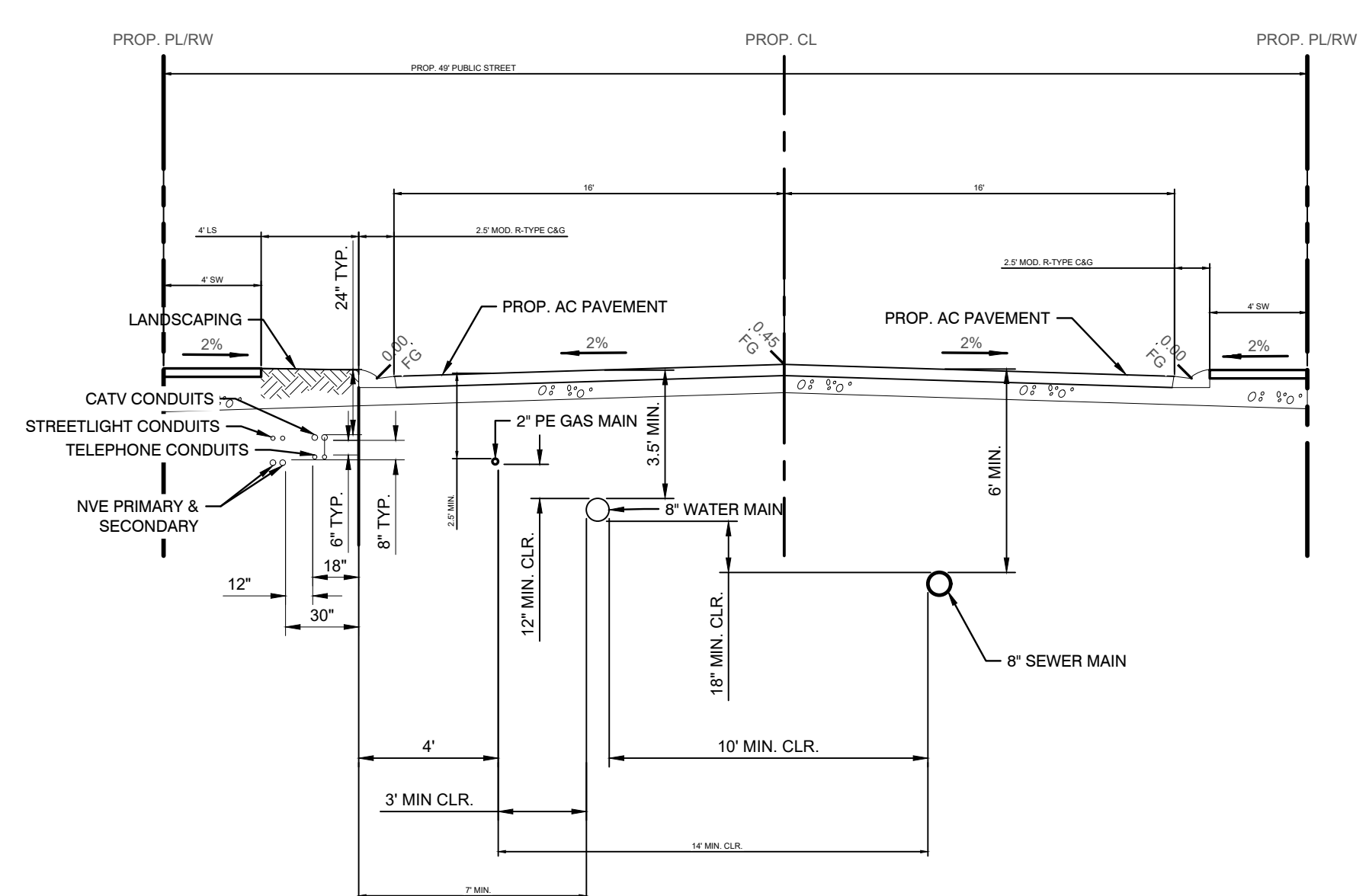
UNIT 1	UNIT 2	UNIT 3	UNIT 4
COVERED = 1085 SF LOT SIZE = 2442 SF % COVERAGE = 44%	COVERED = 800 SF LOT SIZE = 2442 SF % COVERAGE = 31%	COVERED = 1293 SF LOT SIZE = 2442 SF % COVERAGE = 53%	COVERED = 1085 SF LOT SIZE = 2442 SF % COVERAGE = 44%

BLDG B - 71'X66'      BLDG C - 75'X66'

TYPICAL LOT/BUILDING LAYOUT  
SCALE: 1" = 20'

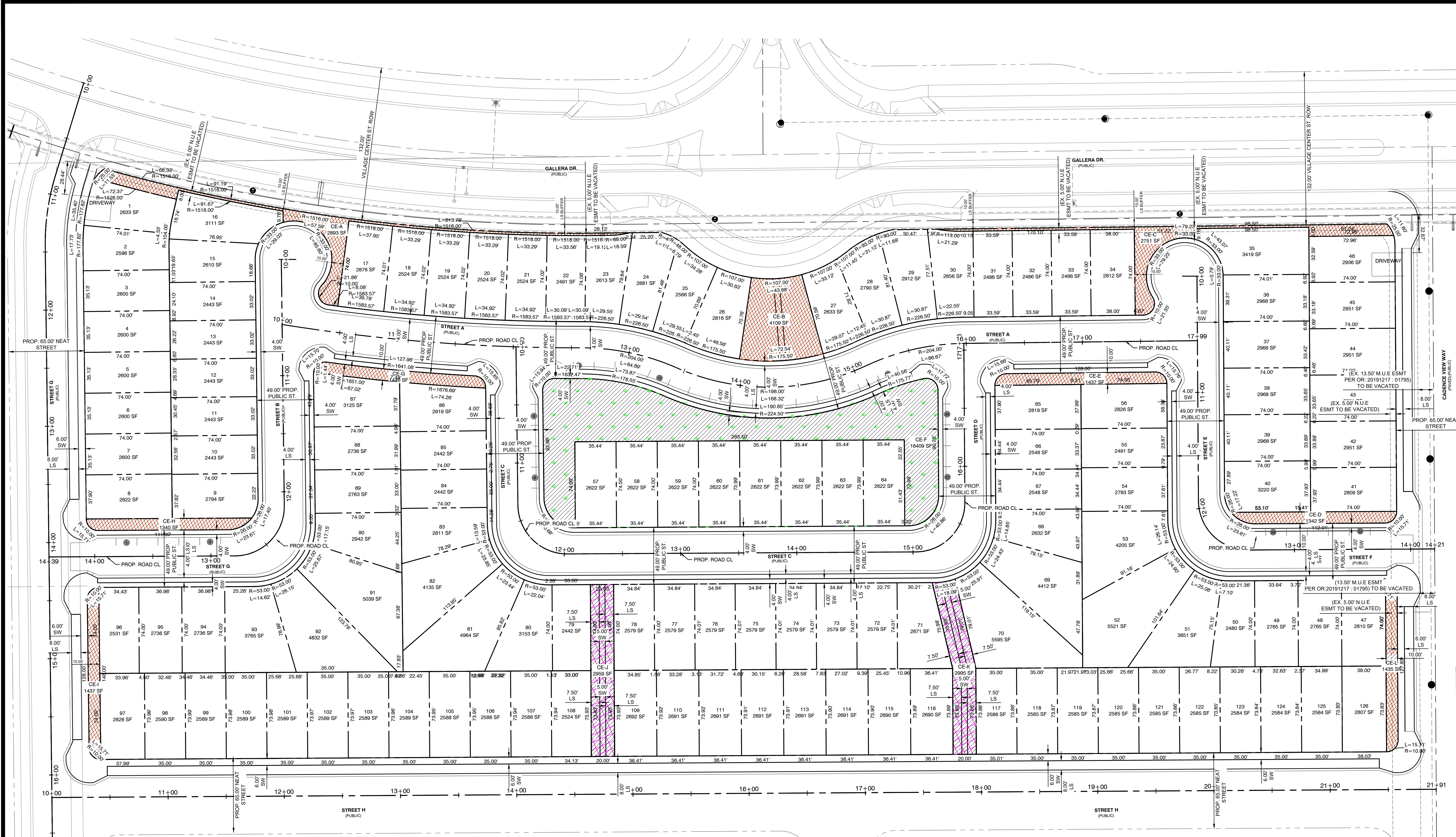


TYPICAL WET AND DRY UTILITY LAYOUT  
SCALE: 1" = 30'

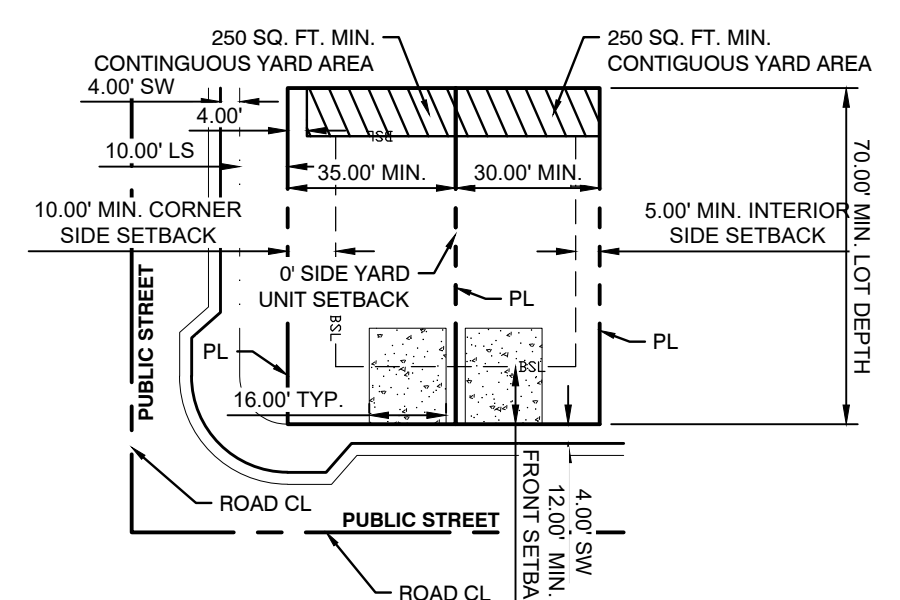


TYPICAL 49-Ft RESIDENTIAL STREET SECTION PER CCAUSD# 501  
NOT TO SCALE





**COMMUNITY DEVELOPMENT  
PC APPROVAL  
11/18/2021  
PLANNER'S SIGNATURE: RL**



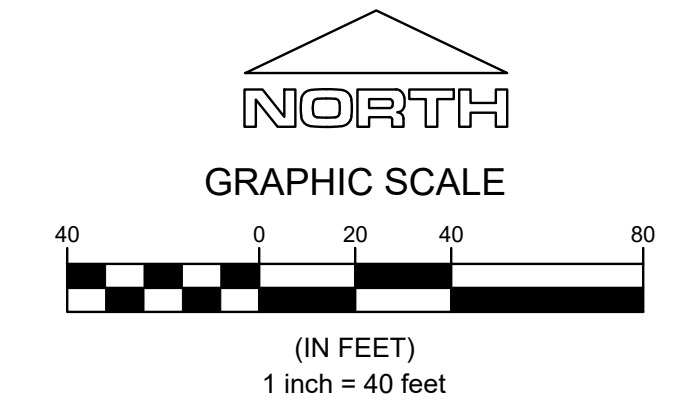
**FRONT-LOADED DUET PER CADENCE  
DEVELOPMENT STANDARDS EXHIBIT 5.21A  
SCALE: 1" = 40'**

**LEGEND**

- ON-STREET PARKING SPACE #
- COMMON ELEMENT ENHANCED DESERT LS (11 LOTS)
- OPEN SPACE ENHANCED DESERT LS (2 LOTS)
- OPEN SPACE REGIONALLY ORNAMENTAL LS (1 LOT)

NOTE: ALL RESIDENTIAL LOTS PROPOSE DESERT ADAPTIVE LANDSCAPING.

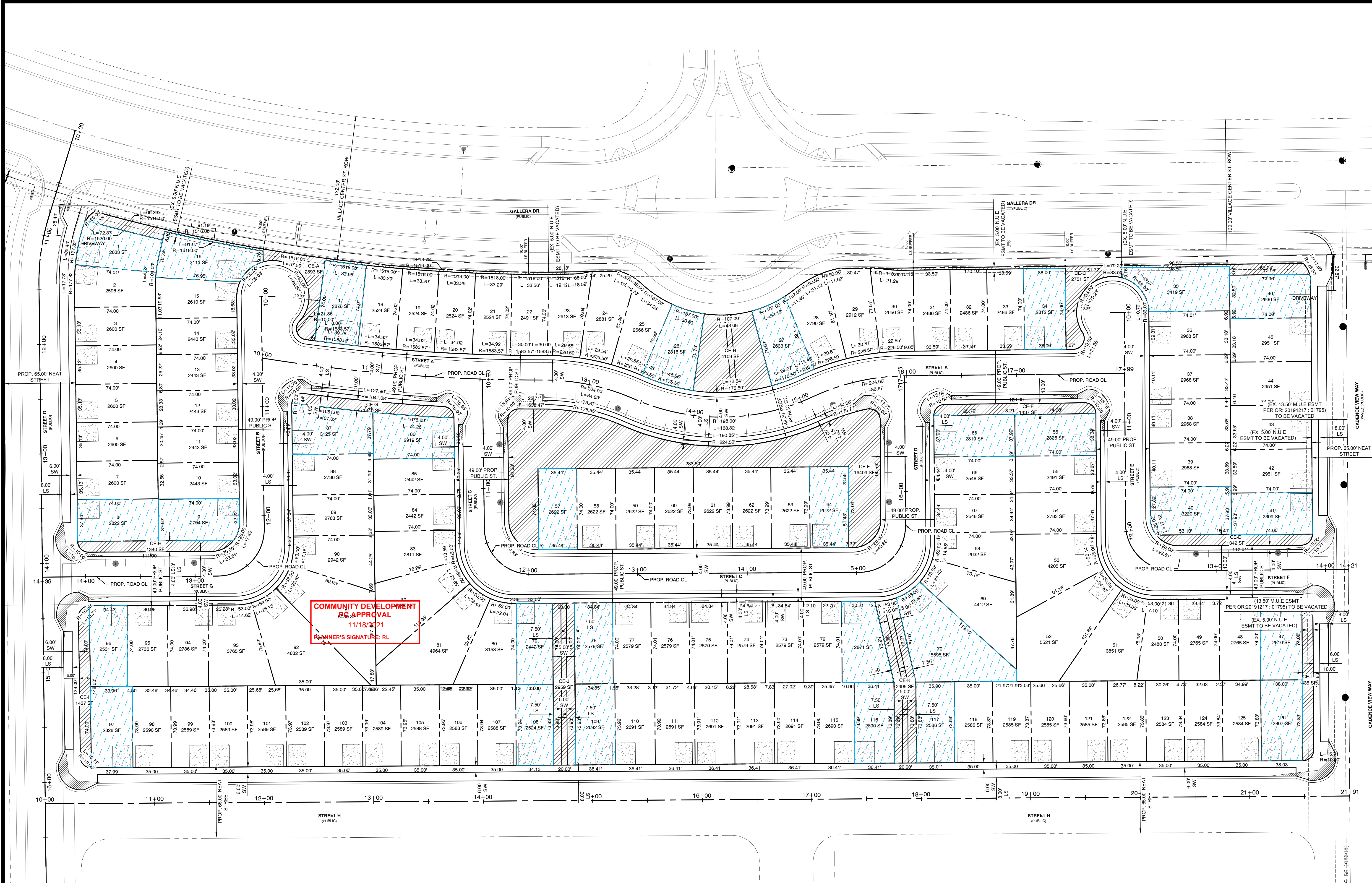
OPEN SPACE SUMMARY	
COMMON ELEMENT NAME	AREA (SF)
A	2893
B	4121
C	2751
D	1342
E	1437
F	16382
G	1440
H	1340
I	1349
J	2949
K	2890
L	1348
<b>TOTAL AREA</b>	<b>40242</b>



<b>REVISIONS</b> NO. DATE SHEET REVISIONS					
<b>APPROVAL</b> DATE INITIALS					
<b>PREPARED FOR</b> <b>HARMONY HOMES</b>	<b>SCALE:</b> PER SHEET	<b>DESIGNED BY:</b> SAI	<b>DRAWN BY:</b> SAI	<b>CHECKED BY:</b> JBO	
<b>PROJECT:</b>	<b>DATE:</b> 11/01/2021	<b>SUBMITTAL STAGE:</b>	<b>ENTITLEMENTS</b>		
<b>TITLE</b> <b>CADENCE 47</b> <b>OVERALL SITE PLAN &amp; COMMON ELEMENTS</b>	<b>SHEET</b> <b>SP-01</b> <b>6 OF 7</b>	<b>DATE:</b> 11/01/2021	<b>SCALE:</b> PER SHEET	<b>DESIGNED BY:</b> SAI	<b>DRAWN BY:</b> SAI
<b>NO. OF SHEETS</b> 6	<b>DATE</b> 11/01/2021	<b>SCALE</b> PER SHEET	<b>DESIGNED BY</b> SAI	<b>DRAWN BY</b> SAI	<b>CHECKED BY</b> JBO







**COMMUNITY DEVELOPMENT  
APPROVAL**  
11/18/2021  
PLANNER'S SIGNATURE: RL

**LEGEND**

ENHANCED SIDE CORNER ELEVATIONS (90 LOTS)

**NORTH**

GRAPHIC SCALE

(IN FEET)  
1 inch = 40 feet

NO.	DATE	SHEET	REVISIONS	DATE	INITIALS

PREPARED FOR  
**HARMONY HOMES**

SCALE: PER SHEET

DESIGNED BY: SAI

DRAWN BY: SAI

CHECKED BY: JBO

PROJECT:  
**CADENCE 47**

DATE: 11/01/2021

SUBMITTAL STAGE:  
ENTITLEMENTS

TITLE  
**CADENCE 47  
ENHANCED SIDE CORNER  
ELEVATIONS EXHIBIT**

SHEET

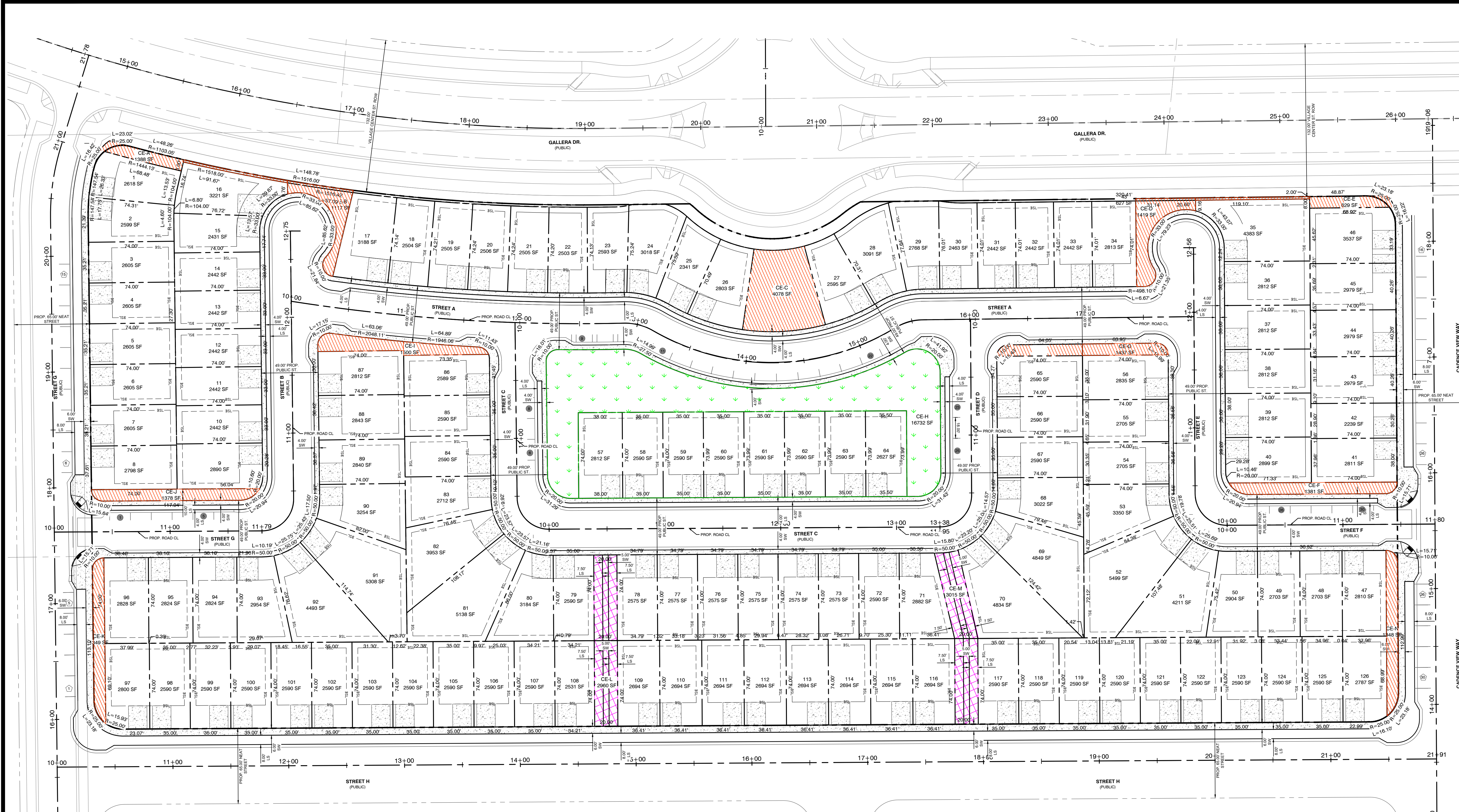
NO. 011530

11/01/2021

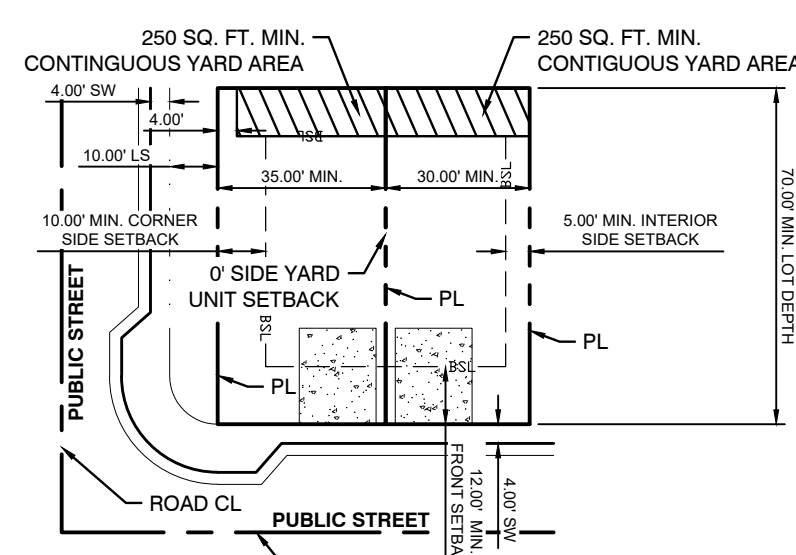
SHEET  
**SP-02**  
7 OF 7

DRAWING NO.  
TBD





**COMMUNITY DEVELOPMENT  
PC APPROVAL**  
11/18/2021  
PLANNER'S SIGNATURE: RL



**FRONT-LOADED DUET PER CADENCE  
DEVELOPMENT STANDARDS EXHIBIT 5.21A**  
SCALE: 1" = 40'

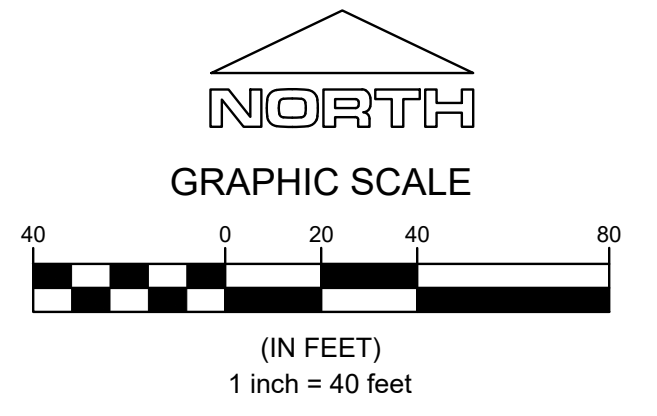
**LEGEND**

- ON-STREET PARKING SPACE #
- COMMON ELEMENT ENHANCED DESERT LS (11 LOTS)
- OPEN SPACE ENHANCED DESERT LS (2 LOTS)
- OPEN SPACE REGIONALLY ORNAMENTAL LS (1 LOT)

NOTE: ALL RESIDENTIAL LOTS PROPOSE DESERT ADAPTIVE LANDSCAPING.

**OPEN SPACE SUMMARY**

COMMON ELEMENT NAME	AREA (SF)
A	1388
B	1117
C	4078
D	1419
E	629
F	1381
G	1437
H	16732
I	1500
J	1378
K	1349
L	2960
M	3015
N	1348



**FAST**  
Call before you dig  
Underground  
1-702-432-5300  
FREEMAN AND ARTERIAL SYSTEM OF TRANSPORTATION (F.A.S.T.)

Call before you dig  
Call 811  
1-702-227-2929  
OR  
1-800-642-2444

**REVISIONS**

NO.	DATE	SHEET	REVISIONS	DATE	INITIALS

**STRIVE ENGINEERING**  
8675 SPANISH RIDGE AVE. SUITE 200 • LAS VEGAS, NV 89148  
(702) 794-7878

**HARMONY HOMES**  
SCALE: PER SHEET  
DESIGNED BY: SAI  
DRAWN BY: SAI  
CHECKED BY: JBO

PREPARED FOR: HARMONY HOMES  
PROJECT: CADENCE 47  
DATE: 8/23/2021  
SUBMITTAL STAGE: ENTITLEMENTS

**CADENCE 47  
OVERALL SITE PLAN &  
COMMON ELEMENTS**

TITLE SHEET  
8/23/2021  
SP-01  
6 OF 7  
DRAWING NO. TBD

PROFESSIONAL ENGINEER  
MARIA DOMINA BACU/OPENA  
Exp: 12/31/21  
CIVIL  
NO. 024230  
JOYAN JUNG