

RAH2413.000

November 7, 2024

City of Las Vegas  
Planning and Development  
495 S. Main St.  
Las Vegas, NV 89101

**Subject: Iron Mountain Puli – General Plan Amendment, Zone Change,  
Tentative Map, Vacation, and Variance Justification Letter  
APN: 126-02-801-018, -019, -020 & -021; 126-01-401-007, -008 & -009**

To Whom It May Concern,

Westwood Professional Services, on behalf of our client, Richmond American Homes of Nevada, Inc., respectfully submits this justification letter in support of a General Plan Amendment, Zone Change, Tentative Map, Vacation, and Variance for the subject site.

### **Project Description**

The project site is approximately 21.3 gross acres. The project is located at Iron Mountain Road and Puli Road. The assessor's parcel numbers are 126-02-801-018, -019, -020, -021; 126-01-401-007, -008 & -009. The proposed development will consist of 114 single-family residential lots resulting in an overall density of 5.34 du/net ac with homesites a minimum of 4,500 SF gross.

### **General Plan Amendment Justification**

The requested Amendment is to change the land use from Planned Community Development (PCD) to Low (L). The Low land use will support the proposed zone change to Residential Small Lot (R-SL). This request will allow a residential subdivision to be constructed in this area which will be consistent with the Skye Canyon community located immediately southeast of the site. Enclosed please find a general plan amendment exhibit showing the existing and proposed land use for this project.

The site is currently undeveloped with no surrounding infrastructure. This requested GPA will propose a residential neighborhood which will allow the following infrastructure items to be installed:

- **Water:** Richmond and Westwood have met with LVVWD and are required to extend the 36" transmission main for the 3205 PZ west on Iron Mountain and north on Puli. This will extend the transmission line to the Radley Avenue and Puli Road intersection and can be utilized by future developments within the 3205 PZ.

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- **Sewer:** Based on the grading of the site, the sewer will connect into an existing main in Iron Mountain.
- **Storm Drain:** A Drainage Study will be completed for this project. The Storm Drain facilities required by this study will be installed when the property is developed.
- **Roadway Access:** It is proposed that access to the community will be through multiple private entries from Iron Mountain to the south, Radley to the north, Puli, and a proposed public street.

### **Zone Change Justification**

The requested Zone Change will modify the zoning of the subject property from Undeveloped (Planned Community Development) to Residential Small Lot (R-SL). The proposed minimum lot size of 4,500 SF is in conformance with R-SL zoning minimum lot size requirement. The requested zone change will allow a residential subdivision to be constructed where nothing exists today and is consistent with the Skye Canyon community located immediately southeast of the site. Enclosed please find a zone change exhibit showing the existing and proposed zoning for this project.

### **Tentative Map**

The associated Tentative Map will establish the layout of 114 residential lots and the interior street network. The proposed subdivision will have private streets but will not be gated. There will be two phases: Phase 1 will consist of 23 units east of Puli Road and phase 2 will consist of the remaining 91 units on the west side of Puli Road. The site will consist of both 50' x 90' and 50' x 110' lots. The proposed Tentative Map is in conformance to R-SL Zoning District of Title 19 and the 2050 Master Plan.

### **Vacation Requests**

The applicant proposes to vacate the following patent easements that are in conflict with the proposed site plan for the subject residential development. Please see the enclosed legal description and exhibits for further details.

- A. Portion of Patent Easement Reserved in Patent Number 1164869, Recorded May 24, 1957 in Book 129, Instrument Number 106520.
- B. Portion of Patent Easement Reserved in Patent Number 1158758, Recorded July 5, 1956 in Book 100, Instrument Number 82788.
- C. Portion of Patent Easement Reserved in Patent Number 1165452, Recorded August 20, 1965 in Book 652, Instrument Number 524278.
- D. Portion of Patent Easement Reserved in Patent Number 1209143, Recorded February 4, 1972 in Book 205, Instrument Number 164538.
- E. Portion of 60-ft public right-of-way for the west half of Wolfman Drive.
- F. Portion of 50-ft public right-of-way for the north half of Iron Mountain alignment.

### **Variance Requests**

#### ***1. Title 19.04.210 - 47' Residential Street***

Standard: Street section shall be 47' right-of-way with 5' sidewalk and 3' of landscaping behind back of curb on each side.

Request: Allow 44' private streets without a gate with one 5' sidewalk at back of curb on one side of the street.

Justification: The 44' street section leaves plenty of space for the wet and dry utilities to be designed while meeting agency design criteria. It was utilized for this site to

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design a site layout that meets R-SL design criteria while ensuring that the site completely stays off of the BLM land to the south of the project.

**2. Title 19.04.070.E.1. – Private Street Requirements**

Standard: The street must end in a cul-de-sac

Request: Allow stub street termini where cul-de-sac is required

Justification: The stub street design allows for a site design for a site layout that meets R-SL design criteria while ensuring that the site completely stays off of the BLM land to the south of the project. All stub streets are less than 150 feet in length.

**3. Title 19.04.040.B.vii. - Connectivity**

Standard: The minimum required Connectivity Ratio is 1.30 (links/nodes) for all development in R-D, R-1, R-SL, R-MH, R-CL, R-TH, R-2, R-3 and R-4 zoning districts.

Request: Allow connectivity of 1.1

Justification: Due to the BLM land to the west and south of the site, there is no pedestrian connections in these areas. This limits the number of 0.5 links that can be used for pedestrian paths which results in a lower connectivity ratio for the site.

**4. Title 19.06.075 (Table 8) – R-SL Residential Small Lot – Retaining Wall Height**

Standard: Maximum retaining wall height is 4 feet and the maximum wall height is 10 feet for areas with slopes less than or equal to 2%. Maximum retaining wall height is 6 feet and the maximum wall height is 12 feet for areas with slopes greater than 2%.

Request: Perimeter walls: Allow 6 feet maximum perimeter retaining with 12 feet maximum wall height.

Interior Walls: Allow 8 feet maximum perimeter retaining with 14 feet maximum wall height.

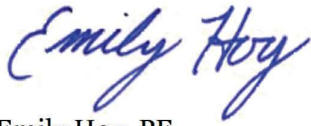
Justification: The requested retaining wall height increase is for multiple areas throughout the site for the perimeter and throughout. The site drops approximately 44-ft from the west edge to the east which gives an average slope across the site of ~3.3%. The west side of the project needs to be set in a way to receive flow from existing parcels to the west and route them through and around the proposed site. These grading constraints, along with the steeper existing slope across the site, create areas around and throughout the site with additional retaining needs. The majority of the site is over 2% but there are areas that are slightly less. Because of this, the request is separated out for perimeter walls and interior walls and would apply to the site as a whole.

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Please contact our office at 702-284-5300 if you have any questions or require additional information. Thank you for your consideration of this project.

Sincerely,

WESTWOOD PROFESSIONAL SERVICES



Emily Hoy, PE  
Project Manager

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