

TRI2404

January 13, 2025

City of Las Vegas
Planning and Development
333 S. Rancho Drive
Las Vegas, NV 89101

RE: Alpine Ridge West 10 - Justification Letter for a General Plan Amendment, Zone Change, Vacation, Tentative Map and Variance

Assessor's Parcel Number: 126-01-401-006 and 126-01-401-005

Associated Project: 21-0519

Westwood Professional Services, on behalf of the applicant, Tri Pointe Homes, respectfully submit this justification letter in support of a Vacation, General Plan Amendment, Zone Change, Variance and Tentative Map for the subject site. Entitlements for APN 126-01-401-006 were previously approved under project number 21-0519. Recently, Tri Pointe was given the opportunity to incorporate the additional parcel to the west (APN 126-01-401-005) into the previously approved community. The approvals issued for a Tentative Map, Variances and Vacations are being superseded by this submittal. The approved General Plan Amendment and Zone Change associated with project number 21-0519 are addressed as follows.

The subject site is located on Alpine Ridge Way, north of Iron Mountain Road and south of Kyle Canyon Road. The parcel acreage is approximately 10.7 gross acres. The proposed development will consist of 54 single family residential lots resulting in a density of 5.05 dwelling units per acre. The proposed typical lot size is 52'x90'. The minimum area of a residential lot within the community is 4,680 square feet.

General Plan Amendment

The requested Amendment is to change the Land Use of the subject property for APN 126-01-401-006 from Medium Low Attached (MLA) to Medium Low (ML) and APN 126-01-401-005 from Planned Community Development (PCD) to Medium Low (ML). Medium Low was selected as it allows for the zoning (R-SL) that most closely accommodates the proposed lot sizes for this single family detached home community. This change will permit the property to be developed without meeting the minimum acreage required for Planned Community Developments. Given the number of different landowners in the area combined with challenging physical features such as large washes, we feel that the requested General Plan Amendment is justified.

The site is currently undeveloped, but it is near to existing infrastructure installed with Skye Canyon to the south. This proposed GPA will propose a residential neighborhood which will allow the following infrastructure items to be installed:

- Water: Tri Pointe installed both transmission and distribution mains in Alpine Ridge Way along the entire parcel frontage. Pointe of connections along the existing mains were

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installed in anticipation of this community. Tri Pointe is working with landowners in the area to install additional point of connections for their property.

- Sewer: Tri Pointe is proposing sanitary sewer in Alpine Ridge Way with their development to the east. It will connect to existing sewer Tri Pointe installed in Kyle Canyon Road. Construction of the sewer is expected in approximately 6 months.
- Storm Drain: A Drainage Study will be completed for this project. Tri Pointe has an approved drainage study for their development to the east, which includes planning and storm drain required for development of the subject property. The concept for the necessary storm drain is identified on the Tentative Map. Coordination with nearby Tri Pointe development as well as other properties in the area will continue.

Zone Change

The requested Zone Change will modify the zoning of the subject property of the subject property for APN 126-01-401-006 from R-TH to R-SL and APN 126-01-401-005 from U(PCD) to R-SL. The typical residential lot area proposed is 4,680 square feet while the average lot area is 5,409 square feet. This zoning designation is being selected to accommodate the proposed lot areas within the allowed 4,600 square feet minimum. Additionally, variances to the minimum setbacks and lot width for R-SL will not be required to accommodate homes on 52' by 90' minimum typical lots.

Vacation Justification

The applicant requests the vacation of patent easements and public right of way encumbering the site. These easements are no longer required as this development will provide required easements and rights of way via a Final Map as necessary. Included with this application is a Vacation Map detailing the location of the easements to be vacated.

Application forms from the affected adjacent landowners of APN 126-01-302-003 and 126-01-302-004 are provided with this submittal indicating support of the vacation of the public right of way for Larry McBryde Street. There is no existing right of way being vacated from these two parcels.

Tentative Map Justification

This Tentative Map submission aligns with all related applications to be reviewed concurrently. The Tentative Map outlines key project details, including proposed street layouts, preliminary grading with cross-sections that extend from south to north and west to east, typical wall section specifications, and the locations of both existing and proposed utilities. The development is expected to be a single phase. All perimeter and internal streets will be public and are designed to meet public standards, with community access provided via Alpine Ridge Way and Radley Avenue.

A 116' diameter temporary turnaround is proposed on the adjacent BLM parcel (APN 126-01-401-003). Westwood will work with City of Las Vegas Public Works Right-of-Way department on the preparation and submittal of the grant application needed for the turnaround.

The community will feature a total of 33,191 square feet of common area, which includes 8,166 square feet dedicated to a community park equipped with shade trees, benches, and a dog waste station. Although City code does not mandate open space, Tri Pointe remains committed to creating highly desirable communities that offer features and amenities that set them apart, even in smaller developments. A conceptual landscape plan detailing the proposed amenities is included with this

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submission, along with an exhibit showcasing the proposed wall styles and a preliminary planting plan. The community will also incorporate concrete masonry unit retaining walls, reaching heights of up to 6 feet, with a combined maximum height of 12 feet when including screen walls.

Variance Justification

This community is encumbered by an existing wash that covers approximately half of the parcel. To convey storm flows across the parcel, a large RCB storm drain is proposed with Alpine Ridge East (21-0520-TMP1) across this site. The preliminary sizing of the storm drain box is 12'x5'. There is 20' to 25' along the east and 20' along the north property boundaries reserved for drainage easements to allow storm flows to be collected and conveyed to the historic path without any negative impacts to the proposed homes or infrastructure.

A retaining wall of up to 10 feet in height is being requested to ensure adequate cover over the box and to allow flows to be collected without impacting adjacent landowners. This over height wall request is primarily for the headwall/inlet at the proposed storm drain box. It will not be highly visible to the public as it will primarily be below the adjacent existing grade.

Thank you for considering these applications. Please contact us at (702) 284-5300 if you have any questions regarding these applications.

Sincerely,

Westwood Professional Services



Dan Poll
Project Manager

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