

September 21, 2023

Department of Planning  
Development Services Center  
495 South Main Street  
Las Vegas, NV 89101



3283 E. Warm Springs Suite 300  
Las Vegas, NV 89120  
(702) 586-9296

**Re.: Rainbow Crossing Justification Letter for Tentative Map and Re-zoning  
APN: 125-26-101-004**

Dear Staff,

On behalf of our client, Beazer Homes, we are requesting review and approval of the Tentative Map, Variance and Re-Zoning for subject property.

### **Project Description**

The project consists entirely of 2.83 +/- acres on APN: 125-26-101-004 and is generally located 500 feet north of the intersection of Rainbow Boulevard and Azure Drive. The subject site is bounded on all sides by developed land. The subject site is currently zoned R-3, Medium Density Residential. A Re-zoning application for subject project is being proposed for R-TH, Single Family Attached.

The proposed development will consist of 29 single-family attached townhome lots. The subdivision will be served by an access point on Rainbow Boulevard along the western boundary and internal circulation will be provided per a 48-foot wide private street (sidewalk on both sides of the street). The street will terminate using an alternative fire turnaround in lieu of an oversized cul-de-sac as presented by the CLV Fire Department with the first review of the project site (101616-PRE in August 2022). Lots within the subject site will have an average lot size of approximately 1,783 square feet and a minimum lot size of 1,608 square feet. The developer will offer two story townhome units (36 foot high maximum height) ranging in livable square footage of 1,235 square feet to 2,050 square feet.

### **Variances**

#### **Street Stub Terminus**

We are requesting a variance for an alternative street stub terminus. The terminus provided on the tentative map is an acceptable alternative street terminus provided by the CLV Fire Department.

#### **Connectivity**

The site layout meets the required 1.30 connectivity index ratio by yielding an index of 1.0 (one street link and one cul-de-sac node). The site is a thin, infill property and does not have the opportunity to provide additional connectivity. We are asking for a variance to allow for a connectivity ratio of 1.0.

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### Front Setbacks (Lot 1 to 6)

We are requesting a variance to reduce the front setback from 18 feet to 10 feet. We are requesting this variance to allow for one uniform six-plex building within the project site to account for the offset street. There is ample on street parking on the south side of the proposed onsite street. Notices will be provided to future buyers to ensure parking is not allowed in these driveways.

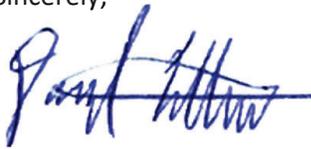
### Guest Parking Spaces

We are requesting a variance to reduce the required off-street guest parking spaces from 5 spaces to 1 spaces. We are providing an off-street van accessible parking stall with this project. We are providing 28 on-street parking spaces on the south side of the onsite street, as well as 46 spaces in the proposed driveways for guest parking.

### Conclusion

We are hopeful that this letter clearly describes the project and the intent of the proposed development. If you have any questions or need any additional information, please feel free to call our office at (702) 586-9296.

Sincerely,



Darryl C. Lattimore, PE  
President

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