

March 20, 2025



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.: Alexander and El Capitan  
Justification Letter for Tentative Map, Re-Zone, and Variance  
(APN: 138-05-801-023 and 138-05-801-024)**

Dear Staff,

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

**Project Description and Rezone Request**

The project consists entirely of 5± gross acres (3.93± net acres) on APNs: 138-05-801-023 & 138-05-801-024 and is generally located on the northeast corner of the intersection of Alexander Road and El Capitan Way. The subject site is bounded by existing developments. The current land use is Low Density Residential. A Re-zoning application for the subject site is being proposed for R-1, Single Family Residential. The current zoning designation for the subject site is R-E, Residential Estates.

The site will consist of 12 residential lots with a net density of 3.1 DUA (gross density of 2.4 DUA). The subdivision will be served by a proposed access point on Juliano Road on the eastern boundary of the site. Internal circulation will be provided by an ungated 41 feet private street easement (36' back of curb to back of curb with a 5-foot sidewalk on one side of the street) and will be mapped to the centerline of street. Lots within the subject site will have a minimum net lot size of 10,000 square feet beyond the limits of the private street easement. The site layout is required to have a 1.30 connectivity ratio and will provide a connectivity ratio of 1.5 based on providing a pedestrian access path from the proposed cul-de-sac to El Capitan Way.

**Variance Requests**

The developer is asking for the following variances in support of the project:

**Private Street Easement (Title 19.04.070.C)**

We are requesting a variance to allow a private street on private lots where a common lot is required.

Justification: The site layout depicts the proposed private street as a private street easement in lieu of a separate common element. We are requesting the use of a private street easement in lieu of a private street common element to allow for interior setbacks to be measured

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from the roadway centerline in lieu of from the proposed street. The improvements within the private street easement would be maintained by the homeowner association.

### **Street Stub Terminus**

We are requesting a variance to allow for a private street without a gate to not meet public street standards and to allow a stub street terminus where a cul-de-sac or hammerhead terminus is required.

Justification: The surrounding communities within proximity of the current project site have ungated, private streets with width similar to the currently proposed section for the subject project. The terminus provided on the tentative map is an acceptable alternative street terminus provided by the CLV Fire Department.

### **Landscape Width**

We are requesting a variance for a 5-foot landscape area north of the 10-foot wide sidewalk trail in lieu of the required 6-foot landscape area.

Justification: The applicant is currently providing a 15-foot wide common element adjacent to Alexander Road. Code requires a path that is 8 to 10 feet in width within this common element. The adjacent properties in the area elected to utilize a 10-foot wide path. The CLV Public Works Department has requested the applicant maintain this 10-foot wide sidewalk along Alexander Road leaving only a 5-foot landscape area available on the north side of the said sidewalk. Said 5-foot landscape area is wide enough to support the required foliage and trees required along Alexander Road.

### **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,

A handwritten signature in blue ink, appearing to read "Darryl C. Lattimore".

Darryl C. Lattimore, PE  
President

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