

SQH2401.000

June 13, 2024

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

**Subject: Ann & Rebecca – Tentative Map, General Plan Amendment,
Rezoning, and Variance Justification Letter
APN: 125-26-403-014**

To Whom It May Concern,

Westwood Professional Services, on behalf of our client, Sequoia Ann Rd JV LLC, respectfully submits this justification letter in support of a Tentative Map, General Plan Amendment, Rezoning, and Variance for the subject site.

Tentative Map Justification

The project site associated with this application is APN 125-46-403-014 and is approximately 4.14 gross acres. The project is located at the northeast corner of Ann Road and Rebecca Road intersection. The site currently has one home facing Ann Road, a horse stable, a detached garage, multiple sheds, and fenced open areas. There are also existing power poles running around the northern and eastern boundaries and as well as approximately 30' off of the western boundary. The project site is bordered by an existing residential subdivision to the west and north, Ann Road to the south, and an existing home to the east.

The proposed development on the project site will consist of a new 17 single-family detached residential lot subdivision resulting in an overall density of 4.11 du/gross ac with homesites of approximately 8,000 square feet. The proposed lots will be minimum 60' x 125' and facing a single public street with a cul-de-sac. Please see the enclosed Tentative Map for reference.

This project intends to vacate a 10' power easement that is located approximately 27' off of the western boundary. The power easement has power poles and lines running north-south through the site. This project intends to relocate the power to the western boundary and create a new NVE easement along the western boundary. Legal descriptions and exhibits will be provided for the proposed vacations.

A waiver of Title 19.02.140 is requested to allow a minimum distance between two centerlines of two intersections along a 60' or greater street to be less than 220'. The proposed intersection of the street lies 158' east of the existing intersection of Ann Road and Rebecca Road. Rebecca Road will not continue north beyond the intersection with Ann Road in the future. Due to the narrow width of the subject property, there doesn't exist a configuration that would achieve the required 220'.

24-0269
06/13/2024

General Plan Amendment and Rezoning Justification

The requested General Plan Amendment is to change the land use from Desert Rural (as represented on the City of Las Vegas Land Use map dated February 6, 2023) to Low Density Residential (Low). The requested Zone Change will modify the zoning of the subject property from Residential Estates (R-E) to Single Family Residential (R-1). The intent is to remove the Rural Preservation Neighborhood Overlay District designation from this property and to increase the density of homes with an R-1 designation.

The proposed average lot size for this community will be approximately 8,000 square feet. This is a larger lot size on average than the existing community located at the southwest corner of Ann Road and Rebecca Road. It is also comparable to the existing Stonewater community located at the northwest corner of Ann Road and Mustang Street, which is also surrounded by 2 du/ac development. This project proposes a density and average lot size that will increase the amount of market rate homes to the area, but not look out of place in the community.

Variance Justification

A variance is requested for the Connectivity Ratio requirement by Title 19.04.040. The requirement per Title 19 is a ratio of 1.30 and this project is providing a ratio of 1.00. The project is not able to meet the requirement because it is a single cul-de-sac street that doesn't connect to any roadways except at its entry with Ann Road. Furthermore, the project is surrounded by existing development and can't provide any additional access points.

A second variance is requested for the perimeter retaining wall height for the project. With the existing elevation along Ann Road and providing minimum slope for the project street, there are areas where the pad elevations are greater than 4' above the adjacent property. This request is to allow 6' retaining walls with screen walls in areas that require additional grade mitigation.

A third variance is requested for the Shared-Use Trails requirement by Title 19.04.420. The requirement per Title 19 is to reserve 6' of landscape buffer behind 8' shared use path onsite. Due to depth constraints within the site boundary, the project is not able to meet the requirement on the east side of the entry with Ann Road. This project is providing 8' onsite to be reserved for the shared use path, currently shown as landscaping.

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

Jon Cole
Graduate Engineer

24-0269
06/13/2024