

RAH2411.000

August 15, 2024

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

**Subject: Alexander Durango – General Plan Amendment, Zone Change,
Tentative Map, Vacations, and Variances
Justification Letter
APNs: 138-05-801-040, -041, -042, -043, -047, -048, & 138-04-404-025**

To Whom It May Concern,

Westwood Professional Services, on behalf of our client, Richmond American Homes, respectfully submits this justification letter in support of a General Plan Amendment (GPA), Zone Change (ZC), Tentative Map (TM), Vacations (VAC), and Variances (VAR) for the subject site.

Project Description

The subject site is approximately 9.4 gross acres. The project is located at the northwest and northeast corners of the Alexander Road and Durango Drive intersection. The proposed development will consist of 23 single-family detached residential lots resulting in an overall density of 2.4 du/gross ac with homesites a minimum of 10,000 square feet per the existing Interlocal Agreement.

General Plan Amendment Justification

The requested Amendment is to change from Desert Rural Density Residential (DR) to Rural Density Residential (R). The subject site is currently adjacent to R and other low-intensity land uses. With the land use change to R, the proposed site will be consistent with the intent of the areas directly to the west, north, and east.

Zone Change Justification

The requested Zone Change will modify the zoning of the subject property from Residential Estates (R-E) to Single Family Residential (R-1). The minimum lot size for the proposed R-1 zoning is 6,500 square feet but, to be in conformance with the Interlocal Agreement over this site, each site will have a minimum square footage of 10,000 square feet. There is a large NVE easement as well as a drainage easement through a portion of the site. The R-1 setbacks will allow houses to fit lots that are encumbered by these easements. This zone change will allow the proposed development to be consistent with the larger surrounding lots while utilizing the setbacks that work with the house plans.

24-0431
08/15/2024

Tentative Map Justification

The associated Tentative Map (TM) will establish the layout of the 23-residential lots, 8 common lots, and the interior street network. The project is composed of 18 units on the west side of Durango Drive and 5 homesites on the east side. The site proposes two entrances off of Alexander Road and one off of Florine Avenue. The TM also includes street sections for the interior private streets and adjacent public roads and widths and locations of utility and drainage easements.

Vacation Justification

The applicant proposes to vacate the following easements which are in conflict with the proposed site plan for the subject property:

- Patent Easement Numbers: 1216271, 1217670, 1220859, 1215367, and 1215370
- Construction Easements per Book 20040326, Instrument Number 01020
- Temporary Construction Easement per Book 20010618, Instrument Number 01617
- Temporary Construction Easements per Book 20010808, Instrument Number 02090

Please see enclosed vacation exhibit as well as the legal descriptions and exhibits for the proposed vacations.

Variance Justification

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 allow as many homesites as possible while meeting the Interlocal Agreement requirement of 10,000 minimum square foot lots. Due to the unique geometry of the usable space on the west side of Durango Drive, the more narrow street section was used.

2. 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 1.13

Justification: Based on the existing NVE and drainage easements that cut diagonally through the site, the site layout was not able to cross these areas, creating multiple cul-de-sacs. This increases the amount of nodes and doesn't provide many opportunities for 0.5 links at pedestrian paths.

3. 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 47' public streets section without 3' landscaping on either side for Florine Avenue. This would leave 37' back of curb to back of curb with 5' sidewalk at back of curb on each side.

24-0431
08/15/2024

Justification: The request for the modified street section is a result of conversations with the City of Las Vegas. Florine Avenue is a dead-end cul-de-sac with no current homes fronting the street. There is currently no pavement on Florine immediately west of Durango.

4. Title 19.06.070 (Table 8) – R-1 Single Family Residential District – 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%.

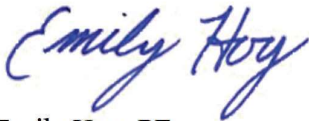
Request: Allow 6 feet maximum retaining and 12 feet maximum wall height for areas with slopes less than or equal to 2%.

Justification: The requested retaining wall height increase is for lots 18-22 of the proposed project. The grading for these lots is based off of the private street that ties into Alexander Road. With portions of the access road and drainage channel designed independently from the Alexander Road elevations, the need for retaining up to 6 feet is required. The 10 foot wide pedestrian trail required along the existing drainage channel does not allow for grading to help reduce the amount of retaining needed. It should be noted that the areas where the additional retaining wall height is requested is along the channel and back part of the access road which are both away from the pedestrian and vehicular traffic.

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

24-0431
08/15/2024