

February 12, 2025

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

Re: Rocky & SMP – General Plan Amendment, Zone Change, Tentative Map,
Variance and Vacation
APN: 126-01-201-001, 126-01-201-002, 126-01-101-011, & 126-01-101-012

To Whom it May Concern:

Westwood Professional Services, on behalf of our client, Tri Pointe Homes Nevada, Inc, respectfully submit this justification letter for General Plan Amendment and Zone Change applications. This submittal includes approximately 21± acres of real estate (note that the acreage listed on the Assessor's site does not match the area mapped by survey per deeds and title). Our client's goal is to create a neighborhood with diverse home offerings that will appeal to a wide range of homebuyers. The feel of the communities will be similar to the existing communities of Skye Canyon to the south and Kyle Canyon Gateway Planned Development to the east. Please see the included documentation and exhibits for additional information.

General Plan Amendment

The requested Amendment is to change the Land Use from Planned Community Development (PCD) to Medium Low (ML). Medium Low is selected to accommodate the proposed single-family detached product. This change will allow the property to be developed without meeting the minimum acreage required for Planned Community Developments.

Given the fragmented ownership in the area combined with challenging physical features such as large washes, we believe the requested General Plan Amendment is justified. The site is currently undeveloped, but it is near infrastructure proposed and/or constructed by the Kyle Canyon Gateway Planned Development to the east. This proposed GPA will support the development of a residential neighborhood that will help bring workforce housing to this area. A Tentative Map and associated applications will be submitted with details specific to the neighborhood will follow.

Zone Change

The requested Zone Change will modify the zoning from Undeveloped to R-SL (Residential Small Lot). The existing Undeveloped zoning is a placeholder designation that necessarily must be

25-0065
02/13/2025

changed for development to occur. The communities propose product types of varying size and price points to accommodate a diverse variety of housing. These collections of homes will include single-family detached lots. All products are compatible with the existing designated Land Use for the Kyle Canyon Gateway Planned Development communities east of this property. The density of Rocky & SMP is 4.35 dwelling units per acre. The proximity of the US-95 freeway, the 200' wide SR-157 (Kyle Canyon Road), and planned commercial developments, along with the proposed Sheep Mountain Parkway corridor, makes this parcel a good candidate for the R-SL zoning. Additionally, there are several large commercial and recreational areas nearby that provide shopping and entertainment for residential developments.

Vacation

The proposed vacations include patent easements and right of way that are encumbering the project. The existing patent easements to be vacated are within the subject site boundary. They are no longer a public necessity. The existing right of way to be vacated is along the Trails End Avenue and Ruston Road alignments. City staff has asked that these alignments do not connect to Sheep Mountain Parkway and are therefore not needed. A vacation exhibit has been provided to show an overall view of the requested vacations.

Tentative Map

The subject Tentative Map for Rocky & SMP provides a summary of the project information, sections of proposed streets, preliminary grading of the site from south to north and east to west, details of typical wall sections, and locations on existing and proposed utilities. The development will consist of 77 single family residential lots consisting of only detached homes. The community density will be 4.35 dwelling units per acre.

The community will use modified roll curb in lieu of R-type curb as requested. Parking for residents is satisfied by the 2-car garage attached to each home. On-street parking is also available on both sides of the streets throughout the community for visitor parking.

Pedestrian connectivity for the community is 1.3, consistent with code requirements. Pedestrian connections are provided to Rocky Ave, Sheep Mountain Parkway through the north amenity zone, and the south paseo trail, which in turn connects to Sheep Mountain Parkway and Larry McBryde Street/Ruston Road. These connections are in addition to the two connections provided at the gated entry.

Usable common open space is provided in the form of an onsite park near the south community entry. A 30-foot-wide paseo is also provided along the north boundary which will be utilized as an amenity zone. Additionally, offset sidewalk is being installed along Rocky, Larry McBryde, and Sheep Mountain Parkway. The sidewalk being offset allows for a 5' landscaped strip between the curb and sidewalk and another 5' landscape strip between sidewalk and the community wall. The aggregate landscape buffer along these public streets is 10', exceeding the minimum code requirement of 6'. Details of the proposed amenities are shown on the included conceptual landscape plan. The landscape plan also includes details for the required planting along the perimeter public streets.

25-0065
02/13/2025

There is 39,385 square feet of usable common open space provided within the community. Additionally, there is open space provided throughout the community in the form of common areas, entry landscaping and required side corner landscaping. Combined open space provided totals to 91,402 square feet and over 10% of the gross area of the community. The vast amount of open space provided shows Tri Pointe's commitment to creating highly desirable communities with varied amenities, given code only requires landscape buffers at block ends and along public streets.

The community incorporates concrete masonry retaining walls up to 6' high throughout the community and along adjacent streets and properties, consistent with Table 7 of 19.06.090 for sites over 2%. The combined maximum wall height with screen and retaining wall is 12'.

Variance

Variance #1 Section 19.04

Street Terminations Other Than at Intersections - Section 19.04.100

For public streets which terminate other than at an intersection with another public street, and private streets that terminate other than at an intersection with another private or public street, the termination shall be provided by one of the following, as applicable:

1. A cul-de-sac with a minimum radius of 40 feet as measured from the flowline of the curb for street lengths up to 600 feet; or
2. In the case of a private street up to 250 feet in length that is located behind a gate, a hammerhead meeting the Standard 212.1.S1 design.

Justification

The applicant respectfully requests the allowance of six (6) stub streets within the community where cul-de-sacs are required. The limited use of a stub street allows a more efficient use of the land while providing safe means of ingress and egress for residents as well as helping offset the loss of density that resulted from providing open space well in excess of code requirements. The stub streets will be less than 150 feet in length.

Thank you for considering this application request. Please contact me at (702) 284-5300 if you have any questions.

Sincerely,

WESTWOOD PROFESSIONAL SERVICES



Dan Poll, PE
Sr. Project Manager

25-0065
02/13/2025