

February 13, 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.: Jones Rancho
Justification Letter for Tentative Map and Re-zone
APNs 138-11-502-003 & 138-12-110-049**

Dear Staff,

On behalf of our client, Century Communities, we are requesting review and approval of a Tentative Map, Re-Zone, Vacation & Variance for the subject property.

Project Description, Re-Zone & Vacation Request

The project consists entirely of 5.28 +/- acres on APNs: 138-11-502-003 & 138-12-110-049 and is generally located on the northwest corner of the intersection of Rancho Drive and Jones Boulevard. The subject site is bordered on the west & south sides by developed land, vacant C-2 zoned property to the north and existing public right-of-way to the east. The subject site is currently zoned C-2, General Commercial District. A Re-zone application is being proposed for R-CL, Single Family Compact-Lot District. A vacation application will accompany the Tentative Map & Re-Zone applications to vacate a portion of Rancho Drive (vacation width varies from 25' on the north side to 30' on the south side) to match the exiting half street right-of-way widths of 62.5' to the north & south of this project's frontage. The applicant is also requesting to vacate two existing public drainage easements. The first easement is located along the northeast boundary of the project adjacent to Rancho Drive and is no longer required with the development of this project. The second drainage easement is located along the southern boundary of the project. The applicant is proposing to vacate a portion of this easement as with the development of this project we are proposing to accept the offsite flow from the existing subdivision to the west and carry those flows through the proposed 10' wide public drainage easement to the proposed stub street and then discharge those flows through the projects entrance back to Jones Boulevard where the current drainage easement is discharging the flows.

The proposed development will consist of 41 single-family detached residential lots. The subdivision will be served by an access point on Jones Boulevard along the eastern boundary and internal circulation will be by 41-foot wide private roads (parking on both sides of the street) with one 5' sidewalk located along one side of each street. The developer is also proposed a 36-foot wide private road in the northwest corner of the project site serving lots 19, 20 and 21 on the stub street (parking on one side of the road). Lots within the development will have an average lots size of approximately 4,022 square feet. The developer will offer two-story homes ranging from 1,519 square feet to 2,098 square feet of livable area.

25-0063
02/13/2025

Variance Request

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

Reduced Street Connectivity Index

Justification: *City of Las Vegas Title 19.04.040.B.1.vii* requires a minimum Connectivity Ratio of 1.30 for R-CL developments. The applicant is requesting a variance to allow for a Connectivity Ratio of 1.0. Due to the abnormal shape of this project, the easement encumbrances along the north & south sides of the property and the limited street frontages that would allow for access to the proposed subdivision, we feel this request is acceptable.

Allow Stub street terminations where cul-de-sacs are required

Justification: Large cul-de-sac termini are not conducive for small lot projects and given the encumbrances on this project, size & shape of the project site. There are two stub streets proposed within the project site. The first stub street is located in the northwest portion of the site, serves three lots and is only 95+/- feet in length from right-of-way to right-of-way. The second stub street in the southwest portion of the site, serves six lots and is only 111+/- feet in length from right-of-way to right-of-way (please see attached site plan). These stub streets are full width and are less than 150 feet in length, which would still allow the City of Las Vegas Fire Department to have adequate hose pull lengths to the lots that front said stubs from approved fire lanes within the subdivision.

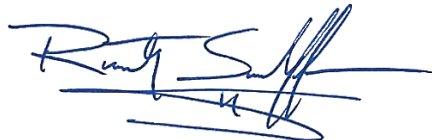
Perimeter Retaining Wall Height

Justification: *City of Las Vegas Title 19.06.080 Table 9* requires a maximum perimeter retaining wall height of 4 feet with a project slope of less than 2.0% for R-CL developments. The applicant is requesting a variance to allow for a maximum 5.3' (5.0' exposed) retaining wall along a portion of Jones Boulevard where 4.0' is allowed. In order to meet the minimum drainage criteria required and to allow for gravity sewer to the site the 1.3' retaining wall height increase is necessary.

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 'Rusty Schaeffer', with a horizontal line drawn underneath.

Rusty Schaeffer
Principal

25-0063
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