

August 15, 2024



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.: Contour Vesper
Justification Letter for Tentative Map, Re-Zone, and Variance (APN: 138-24-703-006)

Dear Staff,

On behalf of our client, Contour 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 2.16± acres on APN: 138-24-703-006 and is generally located 1,000 feet south of the intersection of Lake Mead Boulevard and Decatur Boulevard. The subject site is bounded by existing developments barring the empty parcel on the west side of Fairhaven Street. The current land use is TOC-2, Transit-Oriented Corridor-Low. A Re-zoning application for the subject site is being proposed for R-TH, Single Family Attached District. The current zoning designation for the subject site is C-1, Limited Commercial.

Contour Homes is requesting to construct townhomes within said parcel under proposed R-TH zoning. The proposed development will consist of 39 single-family attached townhome lots for 18.1± dwelling units per acre. The subdivision will be served by a proposed access point on Decatur Boulevard on the eastern boundary and a secondary access on the western boundary on Fairhaven Street. Internal circulation will be by 48-foot wide private street (38' back of curb to back of curb with 5 foot sidewalks on both sides of the street).

Lots within the subject site will have an average lot size of approximately 2,106 square feet and a minimum lot size of 1,957 square feet. The developer will offer two townhome units (35-foot high maximum height) ranging in livable square footage of 1,450 square feet to 1,550 square feet (subject to internal modification within the footprint). The site layout is required to have a 1.30 connectivity ratio, but cannot yield this ratio based on not having any street nodes). We will ask for a variance for the street connectivity (see below).

Variance Request

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

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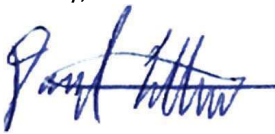
Connectivity

Justification: The site layout does not meet the required 1.30 connectivity index ratio. The site is a thin, infill property and connects Decatur Boulevard on the eastern boundary of the project site to Fairhaven Street on the western boundary of the project site via a proposed 48-foot wide private street. We are asking for a variance to waive the connectivity ratio since there are no “nodes” to calculate this ratio.

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', with a stylized flourish at the end.

Darryl C. Lattimore, PE
President

24-0423
08/15/2024