

KENT A. BARBER, P.E., S.E.
President

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NEVADA

L.R. NELSON
CONSULTING ENGINEERS, LLC

6765 West Russell Road, Suite 200
Las Vegas, NV 89118-1811

Phone 702/798-7978
FAX 702/451-2296
Email lnelson@lneng.com

UTAH

L.R. NELSON
CONSULTING ENGINEERS, LLC

51 West 9000 South
Sandy, UT 84070-2008

Phone 801/565-8580
FAX 801/565-9340
Email lnengineers@lnslc.com

2924-007-241

June 11, 2024

City of Las Vegas
Planning & Development
495 S. Main Street
Las Vegas 89101

Reference: Justification Letter for Rezoning, General Plan Amendment, Variance, Tentative Map, and Vacation on Parcels 138-04-404-025, 138-05-801-040, 041, 042, 043, 047 & 048

Dear Staff:

As representatives of Century Communities, we are pleased to request a rezoning, general plan amendment, Tentative Map, Variance and Vacation for the property located on the SEC and NEC of Durango Drive and Alexander Road on parcels 138-04-404-025, 138-05-801-040, 041, 042, 043, 047 & 048, the site is approximately 9.38 acres.

Project Description

Century Communities is proposing to develop 39 single family detached residences on approximately 9.38 acres. This proposed 39 lot, single family, detached development is consistent with the surrounding development trends in the area.

Zone Change/General Plan Amendment

The parcels have recently been annexed into the City of Las Vegas per Ordinance #6858 & #6859. The applicant is requesting the zoning be changed from R-E to R-SL on the above-mentioned parcels as well as to change the general plan amendment on the above-mentioned parcels from Unincorporated/RNP I to Low Density Residential.

Variance

We are requesting a Variance to title 19.04.100 to allow a mini cul-de-sac radius of 30 ft as measured on length of streets less than 250 feet.

As well as a request for a Variance to title 19.04.070 to allow an ungated private street that does not meet public standards.

Variance

We are requesting a Variance to title 19.04.040 (b) to allow a connectivity ratio of 1 where 1.30 is the minimum required. The size of the site and power easement running through the site make it difficult to adhere to the recommended ratio. Additionally the parcel across the street only has 8 lots and the design still provides for an efficient transportation network between internal and external destinations.

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Vacation

To fully develop the parcels, vacation of unneeded right of way is proposed. Easements will be granted as required for utilities, access, and drainage. Three points of access are proposed. Two are provided from Durango Drive and one off of Alexander Road.

We feel that this development and the proposed zone change is compatible with the surrounding area and planned development. With this in mind, we respectfully request the approval of this zone change and general plan amendment. If you have any questions or concerns, please contact this office at your earliest convenience.

Thank you for your consideration.

Sincerely,

L. R. NELSON CONSULTING ENGINEERS, LLC

Aimee English
Project Manager

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