



August 17, 2023

City of Las Vegas Planning Department
495 South Main Street
Las Vegas, NV 89101

RE: Justification Letter for Challenger & Isaac Newton
APN: 138-07-401-019

Dear Mrs. Perez,

On behalf of Greystone Nevada, LLC, The WLB Group is respectfully requesting a Planned Community Modification, Site Development Plan Review, Variances, Tentative Map, and a Vacation for the above referenced development known as Challenger & Isaac Newton. This development is located on the northwest corner of Isaac Newton Way and Metro Academy Way. The proposed development consists of 66 detached single family homesites with interior private streets. The project site is within the Lone Mountain Master Plan and is currently zoned OS-R with a general plan of PCD.

Planned Community Modification:

This request for a single-family development in the Lone Mountain Master Plan on approximately 7.87 acres, requires a Major Modification of the Lone Mountain Land Use Plan from OS-R (Open Space and Recreation) to MLA (Medium-Low Attached Density Residential). Per section 19.10.040.G.2, a Major Modification is processed as a Rezoning. The site is currently planned for school/church; however, those uses have never developed and a change in land use is appropriate for this site. The site is surrounded by multi-family to the west, a park to the east and offices to the south. The proposed change in the special land use designation would be harmonious and compatible with the existing uses in the area. The requested Lone Mountain Land Use of MLA allows for 8.1 to 12 du/ac. The proposed Site Plan and Tentative Map show 66 home sites (lots) on 7.87 ac for a density of 8.38 du/ac. This request conforms to the General Plan of PCD and the Lone Mountain Master Plan; while the proposed land use is compatible with the surrounding land uses; growth and development factors indicate, a need for the rezoning, as this site under the current land use has not developed and this site is an infill development with existing street facilities to service the proposed community.

Site Development Plan Review:

We are submitting a Site Development Plan Review for your review and approval. This SDPR shows 66 homesites on 7.87 acres with a density of 8.38 units per acre. The site will feature three different floor plans with three different two-story elevation options along with nine different color palettes therefore creating eighty-one differing options for the proposed homes. Elevation designs are based on a Southwestern Contemporary style utilizing stucco facades with stone veneer accents. Color palettes include; differing shades of grays, beiges, and browns that complement one another in a stunning array. Floor Plans range in size from 2,255 sf to 2,590 sf and feature up to four bedrooms and four bath options with standard 2-car garages and a 2-car driveway for each.

Landscaping is provided per Title 19 along the perimeter of the project where it abuts the right of way. Additional landscaping is provided along the interior private streets where the sidewalk abuts the block wall for visual and aesthetic purposes. A small internal park has been included in the design of the site to enhance the overall neighborhood feeling of the

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development. A total of 12,503 sf of open space has been provided with the proposed development. A pedestrian connection has also been provided and is being coordinated with the adjacent Policeman's Park to the east of the development.

Tentative Map:

We are also submitting a Tentative Map for your review and approval. This Tentative Map shows 66 lots on 7.87 acres with a density of 8.38 units per acre. This Tentative Map conforms to the proposed zoning and meets Title 19 requirements excepting the variances requested below.

Variances:

We are requesting three variances as listed below;

1. To allow 12,503 square feet of open space where 21,780 square feet is required by the Lone Mountain Master Plan (330 s.f. per lot). This request is justified in that the strict application of the regulation would result in a peculiar practical difficulty in fully developing the site. This variance can be granted and will not be substantially detrimental to the public good, without substantial impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution as the project is located adjacent to a public park which provides a greater open space area for the enjoyment of the residents while mitigating any impacts.
2. To increase the retaining/screen wall combination height to 13'-0" (6' screen wall/7' retaining wall) for the perimeter of the site, this is required due to the existing slope of the property. There is approximately twenty-six feet of difference from west to east on the property, for this reason we are asking for the over height retaining wall.
3. To allow a private street without a gate which does not meet the Complete Street standards, along with the use of internal stub streets where a cul-de-sac/hammerhead is required by code. Granting these variances is necessary for the preservation and enjoyment of a substantial property right possessed by other properties in the same vicinity and land use districts. If these variances are not approved, would deny the subject property those same rights. Stub Streets have been approved and developed throughout the Lone Mountain Master Plan thereby satisfying NRS Chapter 278 for granting of Variances. This waiver will not be materially detrimental to the public health, safety or general welfare, or injurious to the property or improvements in the vicinity and land use district in which the property is located. The Stub Streets are internal to the project and will not harm the public nor the future residents. One stub street will be utilized for drainage utility connection and pedestrian access to the adjacent park improving connectivity for this project. Granting the Waiver will not constitute a special privilege inconsistent with the limitations upon other properties in the vicinity and land use district in which the property is located. The second portion of the Variance we are requesting is to allow private streets without a gate per Section 19.04.230. This waiver is justified in that granting the Waiver will not constitute a special privilege inconsistent with the limitations upon other properties in the vicinity and land use district in which the property is located. The private streets

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terminate within the project and will not place any limitations upon other properties in the vicinity and allow for pedestrians to traverse the site without impediment.

Vacation Map

We are also requesting to vacate a 30' wide roadway, utility, drainage, and access easement (OR:990224:02175) located along the westerly side of our proposed development that is no longer needed based on our proposed Tentative Map and the prior vacation that the existing apartment site obtained on the west side of the subject parcel.

We are hopeful the information provided herewith will meet with your favorable consideration and support. Should you have any questions or need any further information, please feel free to contact me at (702) 458-2551.

Sincerely,

A blue ink handwritten signature, appearing to read "Mark Bangan", with a long horizontal flourish extending to the right.

Mark Bangan
Director of Planning Services
The WLB Group, Inc.

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