

November 9, 2023

City of Las Vegas
Planning Department
333 N. Rancho Drive
Las Vegas, NV 89106
702-229-6301

RE: Aviana at Owens
APN's: 140-29-510-009 & 010

To Whom It May Concern:

On behalf of my client, TRINIDAD CHIA LIVING TRUST ETAL, I respectfully request consideration of the enclosed Zone Change, Tentative Map & Site Plan Review to allow the development of a 24 lot subdivision with 3 bedroom, 2.5 bath 1,349 square foot single family, attached homes.

The property's Land Use is Medium - up to 25.49 units to the acre with a zoning of R-2 Medium-Low Density (6-12 units to the acre). The Land Use will remain Medium - up to 25.49 units with the proposed zoning of R-TH Single Family Attached. The project density is 14.45 units to the acre. The lot sizes ranges from 1,600 s.f. to 1,642 s.f.

Adjacent land uses and zoning are as follows:

	North	East	South	West
Land Use	CC – Compact Neighborhood – up to 18 units	Medium - up to 25.49 units	Rural – up to 3.59 units	Medium - up to 25.49 units
Zoning	R-3	R-3	R-E	R-3
Current Use	Developed (Residential)	Developed (Residential)	Developed (single family)	Developed (Residential)

The request for the Tentative Map is to allow the subdivision of the property into 24 lots with each lot a minimum of 1,600 s.f. (23 feet wide by 69.57 feet deep). The garages will be accessed off a private street in the front of the lots..

The request for the Site Plan Review is for the 1,349 s.f. units (3 bedroom, 2.5 bath with a one car garage). The unit will be two story single family attached with a max height of 26 feet. The site provides a minimum of 10 feet of the lot for open space in the reart of the unit.

We are requesting a variance to allow a connectivity score of 1.0 where 1.3 is required, to allow a non-standard residential street where one is required and to allow sidewalk on one side with no gate.

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The proposed set backs are as follows:

Rear – 10' minimum where 5' is required

Side – 0 to 5' where NA is required

Corner – 11' where 10' is required

Front – 18' where 18' is required

Parking required is 2 space per unit plus 1 guest per 6 units for a total of 52 spaces (1 van accessible). The site is providing 53 spaces (1 van accessible)

Landscaping provided is 10 feet along Owens Avenue, 5 feet along the east property line and 9 feet along the west property line. The spacing of trees is a maximum of 20 feet and a minimum of 50% ground coverage with shrubs

Should you have any questions or need additional information please contact our office at (702) 521-7021.

Sincerely,

Landon Christopherson

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