

January 15, 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.: Contour Vesper
Justification Letter for Tentative Map 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 and Variance for subject property. Please note that a tentative map, re-zone, and accompanying variances for the site were approved at the November 6, 2024 City Council Meeting under 24-0423. The applicant is submitting a new tentative map and accompanying variance for an alternative street terminus to allow for a gate on the west side of the project per the request of the neighbors to the west of the project.

Project Description

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. The current zoning designation for the subject site is R-TH, Single Family Attached District, per a Rezone application (24-0423-ZON1) approved at the November 6, 2024 City Council Meeting.

Contour Homes is requesting to construct townhomes within said parcel under existing R-TH zoning. The proposed development will consist of 39 single-family attached townhome lots for 18.1± dwelling units per acre. Please note that the current lot count matches the previously approved tentative map. The subdivision will be served by a proposed access point on Decatur Boulevard on the eastern boundary and an emergency access fire gate 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 2,110 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 and will provide a connectivity ratio of 1.5 based on providing a pedestrian access path from the proposed terminus to Fairhaven Street.

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Variance Request

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

Private Street Easement (Title 19.04.070.C)

Justification: The site layout depicts the proposed private street as a private street easement in lieu of a separate common element. We are requesting the use of a private street easement in lieu of a private street common element to meet the minimum lot size requirements for R-TH zoning. The improvements within the private street easement would be maintained by the home owner association. Please note that this variance was previously considered and approved (24-0423-VAR1) at the November 6, 2024 City Council Meeting.

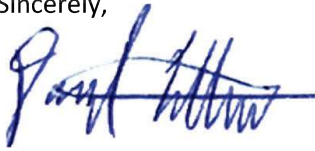
Street Stub Terminus

We are requesting a variance for an alternative street stub terminus. The terminus provided on the tentative map will be a crash gate at the end of the private onsite street without a turnaround. Please note that this request was discussed during the November 6, 2024 City Council Meeting for the project site, but not conditioned during the meeting.

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

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