

August 24, 2020

Steve Swanton, AICP
Senior Planner
Department of Planning | Case Planning Division
333 N. Rancho Drive, 3rd Floor
Las Vegas, NV 89106

RE: Justification Letter
Application for Amended Tentative Map – TMP-73061
APN 139-20-411-015

Dear Mr. Swanton:

On behalf of Harmony Homes Nevada, LLC we hereby request City of Las Vegas review and approval of an Amended Tentative Map for the above referenced parcel.

The development was originally approved in October 2018 under TMP-73061. Several drainage analyses were completed in an effort to identify, accept and convey 100-yr flows through the development along historic paths. Horrocks Engineers re-evaluated the site and adjusted the layout to better accept and convey drainage flows. The drainage studies were reviewed and approved by City of Las Vegas, Clark County and Nevada Dept. of Transportation. As a result, the street layout and widths were modified from the originally approved tentative map. CLV Planned determined that while the street widths increased, lot density decreased and open space increased, the changes were still significant enough to justify processing an updated tentative map through Planning Commission approval. The tentative map submittal package accompanies this letter. In addition to approval of the Tentative Map, Harmony Homes Nevada, LLC requests the following with the associated justifications:

The subdivision conforms to all previously approved land use approvals (GPA and Zoning) and it is understood that those previous approval still apply.

Since the original tentative map will be expunged and replace with this new one, there are variances needed as follows:

Variance 1 – to allow a private street to terminate without a cul-de-sac or turnaround. This occurs in two locations on the site and, in both conditions, the length of the dead end (stub) street is less than 150 feet. Both of these conditions were discussed with the City of Las Vegas Fire Department and they had no objections.

Variance 2 – to allow dedication of public drainage, utility and access easements across lots that extend to centerline of private streets, where a common lot is otherwise required to front lots per current code. The code was updated during the design process of this subdivision and this condition was allowed at the time of the previous tentative map approval. The homeowners association will be responsible for maintenance of all private streets and easements on the property.

Variance 3 – to allow a connectivity index of 1.2 where 1.3 is required per code. The site has access on the only two public street frontages available. The site design affords plenty of circulation for both vehicles and pedestrians and has only two stub streets. Those two stub streets terminate on the project boundary and do not limit circulation within the development.

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Variance 4 – to allow private streets with widths that are larger than otherwise required in the current code. The private street widths are listed below:

- a) 30' wide (27' flow line to flow line) private street with no parallel parking where 24' (fl to fl) is the minimum
- b) 40' wide (39' flow line to flow line) private street (w/ parking allowed both sides where 33' (fl to fl) is the minimum
- c) 50' wide (47' flow line to flow line) private street (w/parking allowed both sides where 33' (fl to fl) is the minimum
- d) 40' wide (37' flow line to flow line) private street (w/parking allowed both sides where 33' (fl to fl) is the minimum

We respectfully request that the amended tentative map application be accepted and heard at the October 13th Planning Commission Meeting.

Please do not hesitate to contact me with any questions or if additional information is needed to justify this application.

Sincerely,

Horrocks Engineers



Larry M. Bitton, PE
Land Development Manager

Cc: Matt Rosenberg- Harmony Homes Nevada,

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