



May 20, 2021

Department of Planning  
City of Las Vegas  
495 S. Main St  
Las Vegas, Nevada 89101

**RE: Justification Letter for Project # 21-0332, Dove Point General Plan Amendment, Rezoning, Tentative Map, Design Review, and Variance Request, APN: 125-35-301-015**

To Whom it May Concern:

On behalf of the applicant, Richmond American Homes of Nevada, we hereby respectfully submit the attached application for General Plan Amendment, Rezoning, Tentative Map, Design Review, and Variance for a single-family residential subdivision located at the northeast corner of Rancho Drive and Rainbow Boulevard.

The project site is currently zoned R-E (Residence Estates) with three (3) designated land uses of SC (Service Commercial), O (Office) and L (Low – up to 5.49). The site is bound by Rainbow Boulevard to the west with the existing Rancho Sante Fe Center commercial development across the street. To the north, east and south, the site is surrounded by existing residential subdivisions with designated zoning and land uses detailed in the following table.

Direction	Subdivision	Zoning	Land Use
North	PM 42-82	R-PD2 (Residential Planned Development – 2 Unit Per Acre)	SC (Service Commercial, O (Office)
North	PM 43-76	R-PD2 (Residential Planned Development – 2 Unit Per Acre)	SC (Service Commercial, O (Office)
North/East	Bavaria Estates	R-1 (Single Family Residential)	L (Low – up to 5.49 du/ac)
South	Northstar Estates Unit 2	R-1 (Single Family Residential)	L (Low – up to 5.49 du/ac)
South	Rainbow and Rancho	R-CL (Single Family Compact-Lot)	ML (Medium-Low – up to 8.49 du/ac)

The project site also contains an existing residence that will remain onsite. A Parcel Map, PMP-100091, has been processed with the City of Las Vegas to separate the current 45.91-acre parcel, APN 125-35-301-015, into three (3) parcels, Lots 1-3. Lots 1 and 2, having a combined area of 33.86 acres, will feature the proposed residential subdivision. Lot 3, with an area of 12.05 acres, is now the new property boundary for the existing residence. The Parcel Map recorded on May 13, 2021, instrument number 00711, File 127, Page 31.

The proposed residential subdivision, Dove Point, consists of 207 single family detached homes on 33.86 acres, with a resulting density of 6.11 units per acre (du/ac). The subdivision will have a mix of three (3) home product types with typical lot sizes of 35'x90', 50'x105' and 60'x120' as shown on the Site Plan accompanying the application. The 35'x90' lots will feature two-story homes with attached 2-car garages ranging in size from 1,470 to 1,900 square feet. The 50'x105' lots will feature one-story

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homes with 2-car garages ranging in size from 1,740 to 2,150 square feet. The 60'x120' lots will feature one-story homes with 2- and 3-car garages ranging in size from 2,190 to 2,520 square feet. The proposed lot layout is situated so that perimeter lots correlate with the existing adjacent homes in regard to lot size and home type. The proposed subdivision will be a gated community with two gated entries off Rainbow Boulevard and internal private streets.

Perimeter landscaping will be provided along the Rainbow Boulevard frontage and will comply with Title 19 landscape design criteria and the approved Southern Nevada Regional Plant List.

The requested General Plan Amendment proposes a ML (Medium-Low) land use designation, which allows up to 8.49 du/ac. This land use is consistent with the surrounding area, which is primarily residential subdivisions with densities ranging from 2 du/ac to 8.49 du/ac. The proposed density of 6.11 du/ac is closer to the high end of the L (Low – up to 5.49 du/ac) land use designation than that of the ML (Medium-Low – up to 8.49 du/ac). This offers a suitable transition of land use and density in relationship with the surrounding developments.

The requested Rezoning proposes a R-CL (Single Family Compact-Lot) zoning designation, which is consistent with the proposed land use designation per the City of Las Vegas Unified Development Code, Section 19.06.080. This zoning designation allows for the subdivision to accomplish the proposed product mix in terms of minimum lot size, maximum lot coverage and building setbacks. The proposed R-CL zoning, combined with the product mix and lot layout, is compatible with the surrounding zoning districts.

The proposed Tentative Map and Design Review also requested with this application are consistent with the proposed General Plan Amendment and Rezoning, pertinent documentation has been included with the application.

The proposed Variance requested with this application is to allow for non-standard private streets behind a gate, a connectivity ratio of 1.23 where 1.30 is required, proposed stub street terminations where cul-de-sacs are required, and no streetlights on private streets within single family subdivision. Further detail supporting the Variance is provided below.

*For non-standard private street behind a gate and stub street terminations where cul-de-sacs are required:*

According to the City of Las Vegas Unified Development Code, Title 19.04.230, standard private gated community street widths are 24 feet, 28 feet or 33 feet depending on the on-street parking condition. Per Title 19.04.070 and 19.04.100, private streets that terminate other than at an intersection, a cul-de-sac is required. The variance requested is to allow a nonstandard street width of 33'-4", measured from curb flow line to curb flow line, for the internal private streets and a nonstandard width of 28'-4" for the internal private stub streets. The internal private streets will have parking on both sides and the private stub streets will have parking on one side. Both widths are 4" larger than standard widths and will not adversely impact vehicular traffic. The private street terminations are proposed with access to no more than four (4) lots and are a maximum of 150 feet in length, satisfying fire code requirements for stub streets. Furthermore, the private street terminations will have no adverse impacts on vehicular and pedestrian traffic circulation within the community or public facilities and services.

*For connectivity ratio of 1.23 where 1.30 is required:*

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According to the City of Las Vegas Unified Development Code, Title 19.04.040, a minimum Connectivity Ratio of 1.30 is required for the R-CL zoning district. Per code, the required Connectivity Ratio may be reduced if it is demonstrated that it is impossible or impracticable to achieve due to topographic conditions, natural features, adjacent existing development patterns, or other site limitations. The variance request for the reduced Connectivity Ratio of 1.23 is justified by the site being bound on three (3) sides by existing private residential developments with no available street or pedestrian connections. With this condition, combined with the infill nature of this development and limited public right-of-way frontage, it is impracticable to achieve a Connectivity Ratio of 1.30.

*For no streetlights on private streets within single family subdivision:*

The variance request for no streetlights is justified per the *Memorandum of Understanding (MOU) between the City of Las Vegas (CLV) and the Southern Nevada Home Builders Association (SNHB) for the installation of Residential Fire Sprinkler systems within single family homes to coordinate with the successful passage and subsequent adoption of City of Las Vegas Bill # 2017-19*, specifically item 20. All proposed homes within the private development will include automatic fire sprinklers per CLV code requirements, therefore, no streetlights on private streets within the subdivision are proposed. The existing streetlights along the Rainbow Boulevard frontage will remain in place.

Thank you for your consideration, we look forward to working with the Planning Department for a favorable recommendation for this project. Please contact me at (702) 623-7233 or [eric.hopkins@kimley-horn.com](mailto:eric.hopkins@kimley-horn.com) should you have any questions or concerns.

Sincerely,



Eric Hopkins

cc: Angela Pinley, Richmond American Homes of Nevada  
Erica Goff, Richmond American Homes of Nevada  
Cameron Hart, Kimley-Horn

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