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May 6, 2021

VIA UPLOAD

City of Las Vegas
PLANNING & DEVELOPMENT DEPARTMENT
495 S. Main Street
Las Vegas, NV 89101

**Re: Justification Letter – Ovation Contracting, Inc.
Variance for Non-Standard Cul De Sacs; and Waiver of Conditions
Relating to Echelon Point Drive Dedication
APNs: 125-20-301-008 & 020 (Deer Springs & Durango)**

To Whom It May Concern:

Our Firm represents Ovation Contracting (the “Applicant”) in the above-referenced matter. By way of background, on October 2, 2019, the Las Vegas City Council approved ZON-76993, SUP-76994, and SDR-76995 allowing for the development of a 334 unit multi-family development generally located near the southwest corner of Deer Springs Way and Durango Drive and bisected on the north and south by Echelon Point Drive. The properties are more particularly described as APNs: 125-20-301-008 & 020 (collectively the “Site”).

On March 17, 2021, Bill No. 2021-9 was adopted to amend the Town Center Development Standards Manual, adopted under LVMC 19.10.060(B), by amending Map Six thereof, pertaining to street classifications, to remove the designation of Echelon Point Drive as a Town Center Collector.

As a result of the above amendment removing the designation of Echelon Point Drive as a Town Center Collector, Echelon Point will not be dedicated to the City of Las Vegas, however, the following requirements must be met.

VARIANCE FOR NON-STANDARD CUL DE SACS

The Applicant is proposing to terminate Echelon Point Drive on the east side of the Site with a cul de sac bulb just west of the commercial development and on the west side of the Site with a cul de sac bulb just east of the existing single-family residential development. The Applicant is requesting a variance to allow for the eastern terminus of the cul de sac to be a right-of-way radius of 42.5’ (with 37.5 of clearance) and the western terminus of the cul de sac to be a right-of-way radius of 39’ (with a 27.5’ of clearance).

The request to provide the non-standard cul de sacs on the east and west sides of the Site are appropriate for the following reasons:

- The Site will no longer be bisected and will make for a more uniformed and functioning development
- The eastern terminus of the cul de sac will prevent commercial cut-through traffic from having access into the single-family residential neighborhood to the west of the proposed site.

WAIVER OF CONDITIONS

With the adoption of Bill No. 2021-9 on March 17, 2021, as described in an earlier paragraph, certain conditions are no longer applicable. Specifically, the Applicant is requesting to waive the following conditions of SDR-76995: #18, #19, #20, and #23. These conditions applied to the dedication of Echelon Point Drive. With the dedication of Echelon Point Drive no longer required for the development of the Site, the applicant is requesting the above-mentioned conditions be waived.

We thank you in advance for your time and consideration of this request. Should you have any questions, please feel free to contact me.

Sincerely,

KAEMPFER CROWELL



Anthony J. Celeste

AJC