

446-020

August 13, 2022

City of Las Vegas  
Planning Department  
495 South Main Street  
Las Vegas, NV 89101

**Re:** Tropical and Rebecca Tentative Map  
APN#: 125-26-204-003

Dear Sir | Madam:

On behalf of our client, Clark County Real Property Management, GCW respectfully requests your acceptance and review of the above-referenced project.

APN# 125-26-204-003 is located in the City of Las Vegas and is at the northeast corner of W. Tropical Parkway and Rebecca Road. The Tentative Map shows one entry with ingress and egress coming off of W. Tropical Parkway.

The site consists of 36 single-family detached residential lots with 3 common lots. The minimum lot size is 6,500 square feet which meet R-1 zoning requirements. The maximum lot size is 10,147 square feet. The average lot size is approximately 7,133 square feet. The project will have 3 common lots at the entry and north side of the site for a secondary utility connection as well as along Tropical Parkway to be used for landscaping. The total area of the common lots is approximately 7,730 square feet.

The site contains approximately 7.72 gross acres. With 36 single-family residential lots, that gross density will be 4.66 units per acreage.

This project requests a variance for the connectivity ratio to allow a ration of 1.00 where 1.30 is required (a 23% reduction). The reduced connectivity would only impact future residents (36 homes) and does not impact any exiwsting residence or developments.

We appreciate your review and approval of this Tentative Map.  
Please call me at 702.804.2147 if you have any questions or comments.

Cordially,

GCW, INC.

  
James Yancey, PE  
Project Manager

1555 South Rainbow Boulevard  
Las Vegas, Nevada 89146

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June 30, 2022

City of Las Vegas  
Planning Department  
495 South Main Street  
Las Vegas, Nevada 89101

RE: Tropical and Rebecca Conforming Zone Change - APN: 125-26-204-003

Dear Sir/Madam:

On behalf of our clients, Clark County Real Property Management, GCW respectfully requests a conforming zone change for the above-referenced parcel. APN 125-26-204-003 is located in the City of Las Vegas and is at the northeast corner of W. Tropical Parkway and Rebecca Road.

The parcel is currently zoned R-E (Residential Estates), and the planned land used designation is R-1 (Single Family Residential).

Justification:

1. A change in trends, or facts after the adoption of the land use plan that have substantially changed the character or condition of the area, or the circumstances surrounding the property, which makes the proposed conforming zone change appropriate.
2. The density and intensity of the uses allowed by the conforming zoning is compatible with the existing planned land uses in the surrounding area.

The developer is asking to change the zoning from R-E to R-1. Per the site plan attached for your review. The developer is planning to develop 36 single family residential homes. The minimum lot size a minimum square footage of 6,500 square feet. The site has a gross acreage of approximately 7.72 acres. This gives the site a density of 4.66 units per acre.

Much of the surrounding development is zoned R-E, R-2, and R-3. Allowing a variety of densities up to 50 dwellings per acre, this development density is less than most of the developed parcels in the area, and therefore, compatible with the existing and planned land uses.

3. There will not be a substantial adverse effect on public facilities and services, such as roads, access, schools, parks, fire and police facilities, and storm water and drainage facilities, because of the conforming zoning change.

By developing this site as R-1 single family residential development instead of R-E, the development will not have significant adverse effect on the public facilities and services. R-E would limit the parcel to 18 units. The proposed R-1 zone change would only increase that an additional 18 residential units.

22-0410  
06/13/2022

Any drainage facilities, sewer and water are in place and more than adequate to serve this development.


4. The proposed conforming zoning conforms to other applicable adopted plans, goals, and policies.

The proposed conforming zoning does conform to other applicable adopted plans, goals, and policies. With the site develop as R-1 single family residential, it is in conforming with the existing surrounding developments. As mentioned above, the existing surrounding developments are single family developments.

Again, GCW respectfully requests the approval of our conforming zone change. Please give me a call at 702-804-2147 if you would like any additional information or have any questions related to this letter.

Cordially,

GCW, INC.

  
James Yancey, PE  
Project Manager  
GCW, Inc.

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