



January 18, 2023

Jonathan Boyles
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Department of Planning
Development Services Center
495 South Main Street
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(702) 586-9296

**Re.: La Mancha & Gaisford Townhomes Justification Letter for Tentative Map and Re-zone
APNs: 126-25-401-004 & 005**

Dear Mr. Boyles,

On behalf of our client, Signature Homes, we are requesting review and approval of the Tentative Map, and Re-Zone for subject property.

Project Description and Re-Zone Request

The project consists entirely of 2.14 +/- acres on APNs: 126-25-401-004 & 005 and is generally located at the NW corner of La Mancha Avenue and Gaisford Street. The subject site is bounded by undeveloped land to the north & east, private undeveloped R-U land to the west and developed single family R-3 to the south. The subject site is currently zoned R-3, Medium Density Residential. A Re-zone application for subject project is being proposed for R-TH, Single Family Attached.

The proposed development will consist of 29 single-family attached townhome lots. The subdivision will consist of lots fronting the existing Gaisford Public ROW while the remainder of the project will be served by an access point on La Mancha Avenue along the southern boundary. Internal circulation will be provided per a 49-foot wide private road (sidewalk on both sides of the street) terminating in an approved turn-a-round. Lots within the subject site will have an average lot size of approximately 1,688 square feet and a minimum lot size of 1,602 square feet. The developer will offer two-story townhome units (36 foot high maximum height) ranging in livable square footage of 1,415 square feet to 1,470 square feet. The site layout meets the required 1.30 connectivity index ratio (the connectivity links & nodes have been added to the tentative map along with a Connectivity Table for reference) by yielding an index of 1.5 (one street link for the internal private street, one cul-de-sac node, and one Non-vehicular path – Unrestricted from the internal private street to Gaisford, the external public street for a half point node).

Per the request from CLV Public Works Sanitation the project will be proposing a 30' half street right-of-way section for the north side of La Mancha that will vary slightly from the CLV standard 60' minor collector street section (19.04.200). CLV Sanitation has requested that the proposed back of curb on the north side of La Mancha be placed at the edge of the existing right-of-way and the proposed 5.0' sidewalk be attached to provide adequate horizontal separation from the proposed edge of gutter to the existing sewer main within La Mancha. The attached 5.0' sidewalk will require a 5.0' wide Pedestrian Access Easement to be granted adjacent to the existing right-of-way per the final map for the proposed

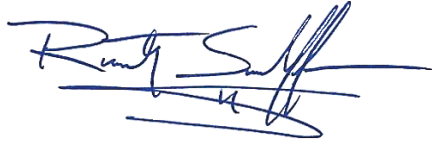
22-0657
01/19/2023

project. CLV Public Works with this requested street section modification has accepted that, the proposed curb return radii at the intersection of Zesty Court (Private Street) and La Mancha (Public Street) will be allowed to be constructed at a radius of 15.0' in lieu of the standard 20.0' radius.

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,



Rusty Schaeffer
Principal

22-0657
01/19/2023