

PAR2004

January 19, 2022

City of Las Vegas
Planning and Development
495 S. Main Street
Las Vegas, NV 89101

**RE: Kyle Canyon Gateway Unit 1 and Unit 3 Phase 1 (Formerly Kyle Canyon Gateway Unit 1) -
Justification Letter for a Variance from Standard for Lot 35**

Assessor's Parcel Numbers: 126-01-611-021

Westwood Professional Services, on behalf of the applicant, Tri Pointe Homes, respectfully submit this justification letter in support of a Variance for the subject site.

Variance Justification

The applicant requests a Variance per the variance requirements outlined in the Unified Development Code of the City of Las Vegas Title 19.16.140 and Kyle Canyon Gateway Design Guidelines Section 8.A:

- Variance of Kyle Canyon Gateway Design Guidelines 2.A.2 to allow 6' rear setback to single story living element where 12' rear setback is allowed for Lot 35.

The applicant requests the Variance due to conditions that led to the decrease of the rear property line outside of Tri Pointe's control. The deviation is requested for Lot 35 only. Lot 35 abuts a knuckle at the intersection of McKinster Rd and Ruston Rd. The tentative map was approved by City Council on 4/21/2021 with a knuckle designed with an attached sidewalk. The knuckle location is divided between this parcel and the neighboring parcel. The neighboring developer designed the entirety of knuckle to construct the knuckle as one section. On 12/15/2021 the neighboring developer was requested during the improvement plans stage to add a 5' landscape buffer to the knuckle. This landscape buffer forced the rear property line of Lot 35 to encroach into the lot 5'.

To compensate for decreased rear setback, the applicant proposes to use Arrow Peak Plan 1 as displayed in Exhibit 1 and 2. This single-story home allows for a 14' minimum side yard setback. This plan also incorporates a courtyard to offer additional outdoor usable space.

Thank you for considering this application. Please contact us at (702) 284-5300 if you have any questions regarding these applications.

Sincerely,

Westwood Professional Services



Dan Poll
Senior Project Manager

23-0067
02/14/2023