

November 15, 2012

City of Las Vegas Planning Department
333 North Rancho Drive
Las Vegas, Nevada 89107

**Re: Justification Letter for
Farm-Jensen, SDR**

Steve Swanton:

Impulse Civil Engineering represents D.R. Horton (the Applicant). We are respectfully requesting a site development plan review for a proposed nineteen (19) lot single family residential development generally located on the northeast corner of Farm Road and Jensen Street, particularly known as APN: 125-18-201-008 (the Site). The Site is approximately 5.15 acres (gross) within the Grand Teton Village Special Area. This property was tentative mapped before with twenty one (21) 50-foot wide lots under SDR-5490 and WVR-6606.

Our proposal maintains the general configuration previously approved application except we are proposing nineteen (19) 60-foot wide lots. We are requesting a waiver to the open space required by the Grand Teton Village Design Standards. The required open space is 0.03 times the net area of the development (4.39 acres) which for this project would be 5,736 square feet. We are requesting a waiver of all of the required open space due to the size of the property, the size of the planned product, and the required density to make this a viable project. We feel this proposal is better than a small pocket park because there is an existing 8.68 acre park at the southeast corner of Hualapai Way and Gilcrease Avenue about one-half of a mile away. A small pocket park on this project site would not be big enough to be usable beyond minor uses. This request will allow us to provide larger back yards for each lot (up to 40-feet deep and 60-feet wide) which is almost half of the required open space for the entire project.

The south portion of the property is restricted to 3 dwelling units per acre (du/ac) which we are providing with 7 lots on 2.5± acres (2.8 du/ac). The northern portion of the site is restricted to 5.5 du/ac which we are providing with 12 lots on 2.5± acres (4.8 du/ac).

The existing ground slopes generally from west to east at 4%. In accordance with Title 18, a maximum retaining wall height of 6-feet is allowed which we do not exceed. In addition, Title 18 Section 18.12.510.A.1 requires "for each six feet of vertical wall height, a minimum of four-foot horizontal offset shall be provided" and we are providing ten (15) feet.



**SDR-47230
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The perimeter walls proposed for this project will consist of smooth brown concrete masonry with split-faced on top of fluted as the top two courses which is consistent with the existing walls and the Grand Teton Master Plan. The western lots will be lower than Jensen Street while the eastern lots will be higher than the existing development to the east. While retaining walls could be utilized, we propose to mitigate the required wall heights by utilizing Type "B" grading on the western lots. The lot drainage will drain into a private drainage easement to be privately maintained and ultimately out to Farm Road. The worst case slope is 15% in the back yard which could easily be mitigated by creative landscape design.

This project will extend the 36" storm drain in Farm Road to our western boundary. Sewer and water are proposed in the proposed Marble Canyon Court. There are sewer and water stubs in Jensen Street and existing sewer and water mains in Farm Road. The existing sewer stub in Jensen Street does not need to be extended adjacent to our site because the parcel to the west is planned for a park and has sewer available in Farm Road. The existing water stub in Jensen Street is on the other side of the centerline so we are not proposing to extend it either. We are installing streets lights with this development on Farm Road, Jensen Street, and the internal site streets.

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

Sincerely,
Impulse Civil Engineering



Peter J. Laas, P.E.
Principal

cc: Jeanette Jeffery, D.R. Horton