



DRH1231.003

May 2, 2013

City of Las Vegas
Planning and Development
333 S. Rancho Drive
Las Vegas, NV 89101

SUBJECT: Justification Letter for a Modification (MOD) and Site Development Review (SDR) Application for Deer Springs (APN 125-20-301-006, 007, 015, and a portion of 125-20-313-000)

Slater Hanifan Group, on behalf of the applicant, D.R. Horton, respectfully submits this justification letter in support of a Modification (MOD) and Site Development Review (SDR) on the subject site. The site is located at the intersection of Echelon Point Drive and N. Campbell Road. It is bordered on the north by Deer Springs Way, the east by undeveloped parcels, the south by the I-215 Beltway and the west by an existing condominium site, apartment project, and existing Campbell Road. The Assessor's Parcel Numbers are 125-20-301-006, 007, 015 and a portion of 125-20-313-000, and contains 26.4 gross acres.

The purpose of the Modification request is to revise the Town Center Land Use from Medium Residential (M-TC) to Medium-Low Residential (ML-TC), and to modify Town Center Design Standards as described below.

Project Description

The accompanying site plan includes 211 residential lots on 26.4 gross acres, which results in a density of 7.99 du/ac. The minimum lot size will be 35'x84'. The project is proposed with public internal streets.

There are two entries providing access to the site. The first entry aligns with the existing Campbell Road, at Echelon Point Drive, providing access the southern half of the project. The 2nd entry is also located along the Echelon Point Drive alignment, and provides access to the north half of the site. The two entries to the site in addition to emergency access drives should provide adequate emergency vehicle access to the development. Pedestrian access points will be provided in several

locations, including three at Deer Springs Way, for the northern half of the site, and 3 at Echelon Point Drive, plus one more near the entry at Echelon Point Drive, for the southern half of the site.

Connectivity

The project site does meet the connectivity ratio requirement of 1.3, with a 1.3 ratio calculated for the site. Although connectivity is not required for Towncenter projects, our intent was to meet this minimum standard.

Open Space

The requirement for open space on the subject project is 7% based on the density of being in the range of 5.6 to 8 dwelling units per acre. 7% of 26.4 acres is 1.85 acres (80,586 square feet). The site provides 2.44 acres (106,287 square feet) of open space set aside in common lots and a community park area for community use.

Setbacks

Below are the minimum setbacks being requested for the subject development:

Front (Garage):	22-ft
Front (Living):	14-ft
Rear (Living):	10-ft
Rear 2 nd Floor (Living):	7-ft
Rear (Patio):	5-ft
Side (Interior):	5-ft
Side (Corner):	10-ft

Internal Streets

The internal streets will be public. This application proposes to waive the Town Center Standard Residential Street standard, by reducing the amenity zone from 6.5-ft to 4.0-ft, and reducing the sidewalk from 5-ft to 4-ft. The sidewalk will be attached at the driveway locations and detached where possible in all other locations. This waiver will allow a better transition from detached sidewalk to the driveway transitions and it will provide a larger backyard for the proposed community. This waiver has been approved previously in numerous Town Center residential developments (such as Town Center 44/50 No.1). The back of curb to back of curb dimension of 37 feet for L-curb will remain the same as the Town Center standard. In addition, this application proposes to waive the standard street knuckle design for the internal private streets, as has been similarly approved within Town Center, as example, the existing residential subdivision directly north of the site on Deer Springs.

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Subdivision Walls


The perimeter walls shall meet Towncenter design standards and will consist of a maximum 6-foot retaining wall plus 6-foot screen wall for a total height of 12-feet. Internal walls shall also meet Towncenter design standards and have a maximum 8-foot retaining wall plus 6-foot screen wall for a total height of 14-feet.

Surrounding Development

The zoning for the land surrounding this project is Medium Low Residential to the north, Undeveloped, Urban Center Mixed-Use to the east (UC-TC), with both Medium Residential (M-TC) and Medium Low Residential (ML-TC) to the west. The I-215 Beltway, is the southern boundary. The proposed land use designation and zoning are consistent with the zoning in the immediate area and consistent with the densities throughout the Town Center Planning Area.

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

Slater Hanifan Group, Inc.



Darrin Pappa, P.E.
Project Manager

Cc:

Mark Jones, DR Horton
Todd Steadham, SHG
Chelsea Peltier, SHG