



April 8, 2015

City of Las Vegas
Planning Department
333 N. Rancho Drive
Las Vegas, NV 89016

**Re: Tentative Map for SEC Racel & Tioga
(APN(s): 125-10-402-001)**

To Whom it May Concern,

Per4mance Engineering, llc., on behalf of our client, Investor Equity Homes LLC. And Mosaic Land 2, LLC., respectfully submits this justification letter in support of the application for a Tentative Map and subsequent waivers/variances on the above mentioned parcel. The Tentative Map is being submitted at this time such that a residential subdivision improvement plans and final map(s) can be completed at a later date.

The proposed site is located at the southeast corner of Racel Street and Tioga Way within the City of Las Vegas jurisdiction. The site currently is zoned R-E. The proposed development will consist of 4 custom home lots and 3 common elements.

The following are existing zoning actions associated with the site: ANX-56802.

The developer is submitting for the following waivers:

Waiver #1 – Request to deviate from intersection to intersection offset, Title 19.02.140. Title 19.02.140 requires intersection to intersection offsets of a minimum of 220-feet. The proposed development has an offset from centerline of Tioga Way to centerline of proposed interior street (Street A) of 180-feet.

Justification – The interior street was designed through the middle of the parcel to create 4 equal (+/-) lots. Tioga Way is a rural street with very low traffic volumes and should not create a potential conflict with the interior street for the development. The proposed 4 –lots will generate very low traffic themselves and should not cause adverse impact to the adjacent intersection.

The developer is submitting for the following Variances:

Variance #1 – Request to grant a Variance to allow a retaining wall(s) to be higher than 4-feet on natural slopes less than 2%. The developer is proposing retaining walls in excess of 4-ft up to 8-ft in specific areas.

Justification – The retaining walls are required to meet the minimum design standards for subdivisions. The existing sewer point of connection in Racel Street must be extended into the proposed subdivision at a minimum slope of 1%. At the terminus of the sewer a minimum depth of cover must be 6-ft from the finish grade elevation of the road to the top of the sewer pipe. The above mentioned design minimums have effectively set my minimum street elevation at the center of the cul-de-sac. From there standard subdivision design standards require a minimum of 1-percent swale for drainage purposes within each lot.

197 Carlsbad Caverns St. – HENDERSON, NV 89012
PHONE (702) 569-9770 email: rayf@per4mancelv.com

VAR-58599, VAR-58600, VAR-58682, WVR-58613 and TMP-58528

PP-158320
04/08/15

The pad elevations are set off this minimum high point elevation. Please note every attempt will be made by the developer and his engineer to reduce retaining walls once we go into drainage study submittal and associated grading plans.

Variance #2 – Request to grant Variance to Title 19.040 to allow no streetscape improvements on a public street(s). the developer is requesting a Variance to not require full offsite improvements along Tioga Way and Racel Street. The developer will construct 32-ft asphalt section (16-ft along Racel-south of centerline) consistent with the requirements of the RNP neighborhood zoning. The developer is requesting variance to not construct 23-ft of asphalt (adjacent to project along projects half street), curb and gutter, sidewalk, street lights, and street light infrastructure.

Justification – The adjacent neighborhood is currently zoned R-E (Clark County zoning) with a land use of RNP (Rural Neighborhood Preservation). It is the developer's belief that by constructing full offsite improvements this would not be consistent with the surrounding neighborhood and cause issues with the neighbors who currently own horse properties in the area. The developer is simply requesting to construct what is currently consistent in the area.

Variance #3 – Request to deviate from public street standards on a private street with no gate, Title 19.04.070. The developer is proposing an interior street width of 39-ft back of curb to back of curb, with 30" roll curb on both sides, no sidewalks, and no streetlights.

Justification – The request is consistent with other 4-lot subdivision developments in the area. There are 6 existing 4-lot developments in the vicinity of the proposed development. All 6 of the existing developments have no sidewalk and no street lights. The existing developments have been developed consistent with the Rural Neighborhood Preservation standards. The developer would like to develop this parcel consistent with the Rural Neighborhood Preservation standards currently existing in the area.

The developer, respectfully requests your approval of the enclosed application for the residential subdivision Tentative map, waivers, and variances.

If you have any questions, please contact our office.

Thank You,

A handwritten signature in blue ink, appearing to read "Ray Fredericksen", is written on a light-colored background.

Ray Fredericksen, P.E.
Owner

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