



2920 N. Green Valley Pkwy, Bldg. 4 Ste. #422 Henderson, Nevada 89014 mail@advantagecivil-nv.com

November 11, 2014

Flinn Fagg  
City of Las Vegas  
Department of Planning  
333 S. Rancho Road  
Las Vegas, NV 89106

RE: Tentative Map, Major Modification, Site Development Plan Review and Waiver  
for Deer Springs & Tee Pee by Richmond American Homes

Mr. Fagg,

Richmond American Homes is pleased to submit this Tentative Map, Major Modification, Site Development Plan Review and Waiver for the proposed 3.9 net acre Deer Springs & Tee Pee Single Family Residential Subdivision on APN# 125-19-701-018. We respectfully request that the Tentative Map for Deer Springs & Tee Pee to be heard together with the Site Development Plan Review schedule.

The project is generally located on the southeast corner of Deer Springs Way and Tee Pee Lane. The parcels are currently zoned T-C. The land is an "infill" property, with existing development nearby. Richmond proposes to construct 28 single family residences on the 3.9 net acre site, for an overall density of 7.2 units/acre.

The site is located within the Town Center Land Use Plan area and is designated L-TC (Low Density Residential). The proposed ML-TC (Medium Low Density Residential – Town Center) land use as proposed with this development will create a logical transition from the ML-TC land to the east with other existing lower density single family to the north. The applicant is requesting to submit for a Major Modification and Site Development Plan Review to allow for the development of Medium Low Density Residential development.

The density and intensity proposed with the Major Modification will result in a land use less intense than that allowed by the Town Center Land Use Plan. ML-TC land use at this location will not be an "outlier" type of use for the area, it will be compatible with the surrounding properties.

We respectfully request a reduction in intersection offset from the intersection of Echelon Point Drive and Tee Pee Lane and from the intersection of Deer Springs Way and Tee Pee Lane from 220 feet to 191 feet (measured from centerline to centerline). This would allow for access to the lots within the project.

The development will take direct ingress from Deer Springs Way and Echelon Point Drive, and will provide access to each individual lot via a standard 47-ft section with 36-ft of paving, L-curb, and 5-ft sidewalk on both sides of the road (parking both sides). Deer

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**MOD-56661, WVR-56662, SDR-56663 & TMP-56664 - REVISED**



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Springs Way and Echelon Point Drive are 80-foot rights of way, and will have ample capacity to convey traffic from the development.

Streetscaping will be in conformance with Town Center requirements. A detailed landscape plans conforming to these standards will be submitted separate from these applications (landscaping per Title 19.06.040 with supplemental requirements from TCDS D.4). Onsite landscaping within the 6' perimeter buffer will meet Title 19.06 requirements on the landscape drawings for permit submittal.

Potable water is available to the site from Tee Pee Lane and Deer Springs Way. Sanitary sewer is also available for connection in Echelon Point Drive and Deer Springs Way. Drainage of storm runoff is from the northwest to the southeast, and the natural drainage pattern will be maintained. There is an existing storm drain along Deer Springs Way north of the site.

There are sufficient public safety, transportation, flood control, and utility facilities available to serve the subject property while maintaining sufficient levels of service to existing developments. Sandra Lee Thompson Elementary School, Edmundo Escobedo Middle School, and Centennial High School are all nearby to serve future students. The number of students for the 28-lot residential development will not be significant. Development of this site will impact the natural environment only in a way consistent with other developments in the area.

Please feel free to contact our office at 432-2234 if you have any additional questions or comments regarding this project.

Sincerely,  
Advantage Civil Design Group, LLP

Brandon G. Doty, P.E.  
Project Manager

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