

March 9, 2015

City of Las Vegas
Planning Department
333 N. Rancho Drive
Las Vegas, NV 89106

**RE: Justification Letter – Tentative Map and Waiver of Development Standards
Bristle Heights - APN 125-19-301-002 & 003**

On behalf of our client Ryland Homes we have prepared the following justification letter in support of a Tentative Map and Waiver of Development Standards for Bristle Heights a single family residential subdivision located along the south side of Deer Springs Way approximately 300 feet east of Hualapai Way. The subject landholding consists of two parcels totaling 10.0 gross acres. Please note that the subject parcels were recently entitled with a General Plan Amendment, GPA 57033 approved by the City of Las Vegas Planning Commission on February 10, 2015. The subject GPA modified the General Plan designation for the subject landholding from PCD, Planned Community Development, to ML, Medium Low Density Residential. Additionally there is a zone change application, PRJ 58111, currently in process.

The subject land holding is bound by the existing R-CL zoned Bristle Falls single family residential development to the west. The south boundary of the land holding is defined by the City of Las Vegas Corporate Limit and two parcels. The first being a privately held parcel approved for a cell tower facility and the second being a parcel owned by USA. Both parcels are currently zoned R-E, Rural Estates Residential, with a Master Plan designation of CN, Neighborhood Commercial. West of the subject landholding lies an undeveloped privately held parcel currently zoned PCD with a General Plan designation of PD. North of the subject land holding, across the Deer Springs Way 80 foot Public Right of Way, lies two privately held parcels, both with the jurisdiction of Clark County and Zoned R-E with a Master Plan designation of RL, Residential Low.

The proposed development consists of a 58 lot single family detached residential subdivision containing. The development will be accessed directly from Deer Springs Way, with a secondary access to Inyo Avenue, a public street located at the subject developments south east corner. The internal roadway system will consist of a system of 47' wide public streets which will have sidewalk located along both side.

Two separate Waivers of Development standards have been included with this application. The first waiver is for intersection offset, 19.02.140. The intersection offset of Deer Springs Way and Street C will provide an offset of 116 feet where 125 feet is required. This waiver will not result in an adverse situation and will be mitigated through the use of a stop sign. The second waiver is for Connectivity Index Score, 19.04.040. The proposed development will provide a connectivity index score of 1.28 where 1.3 is required. The land plan is constrained by the need to develop a cul-de-sac at the western end of Inyo Avenue due to an existing partial cul-de-sac dedication for the cell tower site to the south of the proposed development. The proposed development plan has been configured to provide the maximum amount of connectivity.

Should you have any questions or wish to further discuss this application please contact me at (702) 453-0800.

Sincerely,

RCI Engineering



Chris Thompson, P.E.
Principal