



RAH1701

May 25th, 2017

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

RE: Justification Letter for a Zone Change, Waiver, Tentative Map, Variance and Vacation for Richmond American Homes Connor Hills 3 (APN: 125-19-101-003)

Slater Hanifan Group, on behalf of the applicant, Richmond American Homes, respectfully submits this justification letter in support of a Zone change (ZON), Waiver (WVR), Tentative Map (TMP) and a Vacation (VAC) for the subject site.

The subject site is located at the northeast corner of Hualapai Way and Dorrell Lane. The Assessor's Parcel Number is 125-19-101-003. The parcel is approximately 5.2 gross acres.

The proposed development will consist of 18 single family residential lots on 5.2 acres, which results in a density of 3.46 (du/ac).

The requested Zone Change (ZON) would be from *Residence Estates* (R-E) to *Single Family Residential District* (R-1) which conforms to the land use designation of R. The proposed zoning of R-1 and minimum square footage of 7,638 square feet is compatible with the existing single family residential subdivision directly to the south and others within in the area.

The Waiver (WVR) is being requested to allow intersection offsets of 208-ft and 214.5-ft from Hualapai Way to both entrances of the subdivision from Wittig Ave and Dorrell Lane, respectively. The code (CLV Unified Development Code 19.02.140) requires a centerline to centerline offset of 220-ft. The requested offset still provides sufficient site visibility and is a less than a 10% reduction of the intersection offset.

The Variance (VAR) is to allow a 1.0 Street Connectivity Ratio where 1.3 is required. The maximum possible Street Connectivity Ratio is 1.0 because there is only a single through-street for the entire project.

The Vacation (VAC) is for patent easements around the perimeter of the project. These patent easements are proposed to be vacated where in conflict with the attached site plan.

The associated Tentative Map (TMP) will establish the 18-residential lot count. The TMP will include street sections and cross sections for the grading and walls.

PRJ-70527
06/05/17

ZON-70762, WVR-70763, VAC-70765 and TMP-70766

Thank you for considering these application requests. Please contact me at (702) 284-5300 if you have any questions regarding these applications.

Sincerely,

Slater Hanifan Group, Inc.



Todd Steadham, PE, LEED AP
Principal



Kevin Bross, PE
Project Engineer

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