

September 18, 2018



3203 E. Warm Springs Suite 400
Las Vegas, NV 89120
(702) 586-9296

City Staff
Department of Planning
Development Services Center
333 N. Rancho Drive, 3rd Floor
Las Vegas, NV 89107

Re.: Bradley & 215 (APNs 125-24-801-013 through 017)
Justification for Letter for Tentative Map, Rezoning, Variance and Vacation

Dear Staff,

On behalf of our client, Beazer Homes, we are requesting review and approval of the following applications for the subject property: Tentative Map, Rezoning, Variance and Vacation.

Project Description

The project consists entirely of 10.31 acres on five (5) parcels with APNs 125-24-801-013, 125-24-801-014, 125-24-801-015, 125-24-801-016 and 125-24-801-017, and is generally located 1,000 feet south of the intersection of Thom Boulevard and Rome Boulevard. The subject site is bound on the south by the 215 and to the north and west are existing single-family residential developments with R-1 (Single Family Residential) zoning. East of the proposed project is existing commercial properties, zoned C-1 (Limited Commercial).

The proposed development will consist of a 43-lot single family detached residential development. The subdivision will be served by a single point of access to Thom Boulevard and internal circulation will be by 47-foot wide public roads with two 5' sidewalks located along each side of the street. Lots within the development will have a typical lots sizes of 6,000 square feet although the developer will provide 10,000 square foot lots along the northern boundary of the project to better blend into the existing R-1 lots north of the project site. Lot 39 is 8,491 square feet, but has a 30-foot wide LVVWD utility easement between the northern property line and said lot to buffer the northern neighbors. The homes will be a mix of single-story and two-story product, ranging from 1,750 square feet to 3,200 square feet of livable area.

Rezoning Request

The proposed development will utilize R-SL, Single Family standards for all development criteria. The project site consists of 10.31 gross acres, currently zoned R-E, Undeveloped/Medium-Low (5.49 to 7.66 DU/AC). The proposed development will require a zone modification for R-SL, Single Family Small-Lot District. The proposed development will result in a gross density of 4.17 du/acre, well below the current

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ZON-74853, VAR-74854, VAC-74929 and TMP-74856

land use for the project area. The proposed R-SL zoning is consistent with the policies of the Medium Low-Density Residential category of the applicable General Plan.

Variance Request

The proposed development will require a variance to allow an anticipated 1.18 connectivity ratio where 1.3 is the minimum required. This connectivity ratio accounts for the entrance to the community located on Thom Boulevard and a pedestrian access to Bradley Road. Vehicular access to Bradley cannot be provided due to the proximity to the Bradley overpass to the site. Access to the north cannot be granted to an existing neighborhood and access to the south cannot be granted due to the 215-freeway right-of-way.

Waivers Request

The proposed development will require two Waivers of Title. The first waiver (Title 19.02.140) is to allow a 180 feet external intersection offset where 220 feet is the minimum distance required. The second waiver (Title 19.06.080) is requests to eliminate the need for the required six feet (6') of landscaping along Bradley Road based upon the encumbrance of the existing sound wall adjacent to the Bradley Freeway Overpass.

Vacation Request

The proposed development will require the vacation of public right-of-way along the southern boundary of the project. The vacation will allow for creation of a 6-foot landscape buffer on the south side of the project boundary. The vacation will also allow for the creation of Common Element B. The existing Bradley Road freeway overpass renders the area within this common lot unusable for public purposes per the original intent of dedication.

Conclusion

We are hopeful that this letter clearly describes the project and the intent of the proposed development. If you have any questions or need any additional information, please feel free to call our office at (702) 586-9296.

Sincerely,



Darryl C. Lattimore, PE
President

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