



Memorandum

CITY OF HENDERSON
240 Water Street
P.O. Box 95050
Henderson, NV 89009-5050

COMMUNITY DEVELOPMENT
Lisa Corrado, Director
702-267-1500
Fax 702-267-1501

TO: WOS-2022010110/TMA-2022009650/DRA-2022009651
Administrative Update #1

FROM: Carla Burrell, MSURP, LEED AP
Planner II

DATE: November 8, 2022

SUBJECT: WOS-2022010110/TMA-2022009650/DRA-2022009651
Boulder Merlayne – Administrative Update #1

After Planning Commission approval, the applicant discovered that the building garage widths were mislabeled, and the project entry conflicted with an existing 100-foot NV Energy transmission power pole. Resolving these two discoveries resulted in project changes and an engineering/architecture firm change (now Taney Engineering) to complete the project. Community Development has approved the requested changes as delineated below:

- Site reconfiguration
 - The entryway/driveway has been shifted to the south.
 - Building 6 (previously building 7 on the old, approved plan) has been rotated.
 - Vehicle parking spaces were relocated/added around the center open space and to the north, south, and west of the project.
 - The number of 20-foot minimum driveways have been reduced from 16 to 12.
 - Open space square footage is substantially compliant with the approval, but the spaces/shapes have been reconfigured slightly and there is a space to the north side of the entry that is now being counted as open space to continue to meet the compensating benefits of the approved WOS.
- Product redesign
 - The floor plans and elevation designs have been changed, but remain similar to the approved designs, to retain substantial compliance with approvals and avoid any proprietary design infringement. The previous two-car garages are now 16-foot oversized single-car garages.

Please see the revised tentative map, site and landscape plans, and other backup information and exhibits included in the file for this administrative update. Besides the identified changes, all other aspects of the approved project will remain unchanged.

Attachments: Harmony Homes Justification Letter
Revised Color and Black/White Elevations
Revised Tentative map
Revised Site Plans
Revised Floor Plans
Revised Color Scheme Exhibits
Site Wall Plan



WOS-2022010110

TMA-2022009650

DRA-2022009651

Administrative Update #1
Please see memo for detailed
approved changes.

Jeff Thomson
702.478.8375 – Ext 118
Direct: 702.328.5132
Fax 702.586.3527
jthomson@epicnv.com

November 1st, 2022

Attn: Carla Burrell, MSURP, LEED AP
City of Henderson, Community Development Department
240 S. Water Street
Henderson, Nevada 89015

Re: Harmony Homes Boulder Merlayne Project Justification Letter



Dear Mrs. Burrell,

Thank you for your time and help in getting this project approved. Your e-mail requested we draft a letter justifying why this project's planning applications (*WOS-2022010110, TMA-2022009650 and DRA-2022009651*) need to be reviewed, revised and then ultimately administratively approved by City of Henderson Staff. Below are the changes that were made to each of the plansets;

Site plans Changes

- We discovered after PC approval that the projects entry conflicted with an existing 100' NVE transmission power pole. As such we shifted the entry alignment one building farther to the South.
- We discovered after PC approval that every building's garage widths were mislabeled on the site plan. (*i.e. garage width's totaled 40' wide, when the building was only 37.56' wide*) As such all 20' wide two car garages became 16' wide oversized single car garages. This caused the site plan to lose 24 garage parking spaces.
- Because of these miscues we switched engineers by retaining Taney Engineering who will complete this project for us.
- We added 24 additional parking spaces to the site plan to make up for those lost in the garage debacle.
- We added a driveway note to the site plan to clarify our site parking.
- We re-labeled the North side of the entry as usable open space since it is our onsite parks connection point/ trail leading to Boulder Highway.
- Changing the overall shapes of the common elements and adding 24 parking spaces to the site plan caused us to lose 159 sf of open space at the project.
- We revised the front yard, interior side and rear yard set-backs on the typical building setback table on the site plan to conform to our project's approved zoning. Further we were asked to add a line item to the table noting the building frontage along Boulder Highway.

- We rotated building #6 (*it was building #7 on the old site plan; changed due to entry shift*) ninety degrees so that 6 additional parking spots could be created.
- After PC approval we gained City of Henderson Parks approval of the Boulder Highway trail width and alignment. As such we added to the site plan.

 **TM Changes**

- Will match all of the revisions noted as being made to the site plan above

 **Landscape Plans**

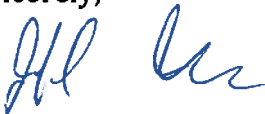
- The interior park outline changed slightly to accommodate its new shape due to the entry shift and addition of more parking spaces
- All original amenities remained as-is, but plan was redrawn at a 20 scale to make readability better.

 **Design Review Changes**

- The project floor plans and elevations have changed slightly from those originally submitted as we switched architects;
 - Revised elevations have been reviewed by Carla Burrell and have been deemed “extremely similar” in relation to the original elevations and rooflines.
 - The two car garages went from a 20’ width to become 16’ oversized single car garages

Harmony Homes appreciates the help and direction you have provided to date. At this time we are asking you to review the attached package requested per your October 30th, 2022 e-mail and approve administratively so Harmony Homes can move forward with the final engineering design and construction of this development. Please tell me how I can help make this happen by calling me at (702)- 328-5132 or emailing me at jthomson@epicnv.com. Thank you so much for your consideration and assistance throughout this process.

Sincerely,



Jeff Thomson, P.E.
Land Manager

CC: *Andrew Roether, COH Planning*
Tom Amick, Esq. (via e-mail)
Robert Cunningham, Taney Engineering (via e-mail)
Jeffery Thomson, Taney Engineering, (via e-mail)
Brad Sneed, President Harmony Homes (via e-mail)
Matt Rosenberg, CFO Harmony Homes (via e-mail)



ABBREVIATIONS		NTS NOT TO SCALE	
AB	ABANDONED	DC	ON CENTER
AC	ASPHALTIC CONCRETE	DB	PULL BOX
BC	BACK OF CURB	PC	POINT OF CURVE
BR	BACK OF CURB RADIUS	PCC	POINT OF COMPOUND CURVE
BM	BENCHMARK	PE	POLYETHYLENE
BVC	BEGIN VERTICAL CURVE	PI	POINT OF INTERSECTION
BW	BOTTOM OF EXISTING WALL	PL	PROPERTY LINE
CAV	CABLE TELEVISION	PDC	POINT OF CONNECTION
CC	CLARK COUNTY	PP	POWER POLE
CDS	CADENCE DEVELOPMENT STANDARDS	PRC	POINT OF REVERSE CURVE
CL	CENTERLINE	PROP	PROPOSED
CLV	CITY OF LAS VEGAS	PT	POINT OF TANGENCY
CMP	CORRUGATED METAL PIPE	PVC	POLYVINYL CHLORIDE
CO	CLEAN OUT, SEWER	R	RADIUS
COH	CITY OF HENDERSON	RCB	REINFORCED CONCRETE BOX
CY	CUBIC YARD	RCF	REINFORCED CONCRETE PIPE
DG	DESIGN GRADE	R/W	RIGHT-OF-WAY
DI	DROP INLET	RT	RIGHT
DI	DUCTILE IRON PIPE	SB	SETBACK
EC	END OF CURVE	SD	STORM DRAIN
EP	EDGE OF PAVEMENT	SL	STREETLIGHT
ESMT	EASEMENT	SNWA	SOUTHERN NEVADA WATER AUTHORITY
EX	EXISTING	SS	SANITARY SEWER
FF	FINISH FLOOR ELEVATION	STA	STATION
FG	FINISH GRADE	STD	STANDARD
FH	FIRE HYDRANT	SVZ	SIGHT VISIBILITY ZONE
FL	FLOW LINE	SW/SW	SIDEWALK
FT	FEET	TC	TOP OF CURB
GB	GRADE BREAK	TF	TOP OF FOOTING
GFF	GARAGE FINISH FLOOR	TR	TOP OF RETAINING
HP	HIGH POINT	TW	TOP OF WALL
INV	INVERT	TYP	TYPICAL
LF	LINEAR FEET	USD	UNIFORM STANDARD DRAWING
LT	LEFT	VC	VERTICAL CURVE
LWVD	LAS VEGAS VALLEY WATER DISTRICT	VCP	VITRIFIED CLAY PIPE
MAX	MAXIMUM	VG	VALLEY GUTTER
MH	MANHOLE	W	WATER

APPROVED
11/8/2022
COMMUNITY DEVELOPMENT

TENTATIVE MAP

FOR

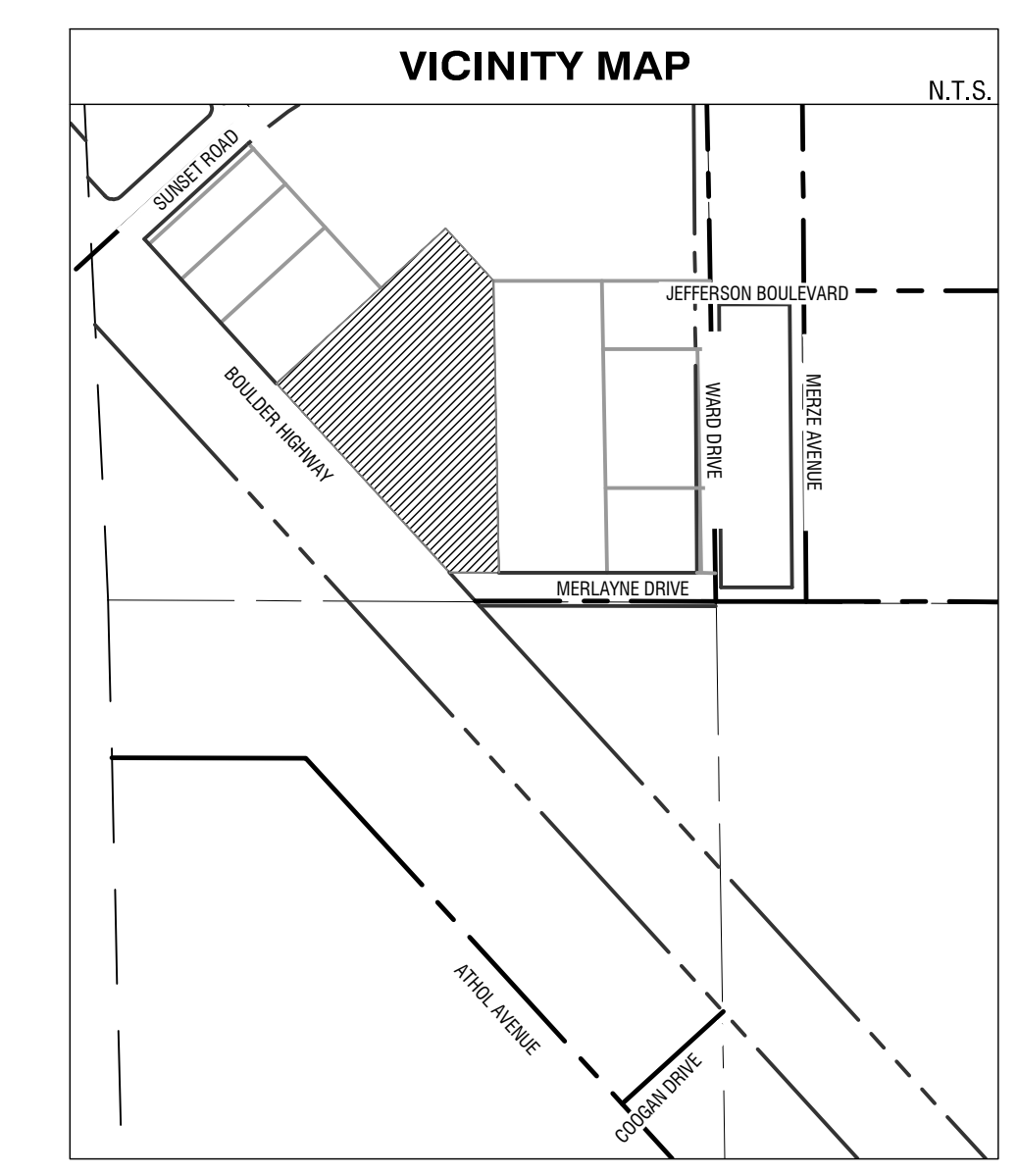
BOULDER MERLAYNE HENDERSON, NEVADA

APN: 178-01-202-006

**72 MULTI-FAMILY DWELLING UNITS CONDOMINIUMS
WITH 34 COMMON ELEMENTS ON +/-4.88 ACRES (GROSS)**

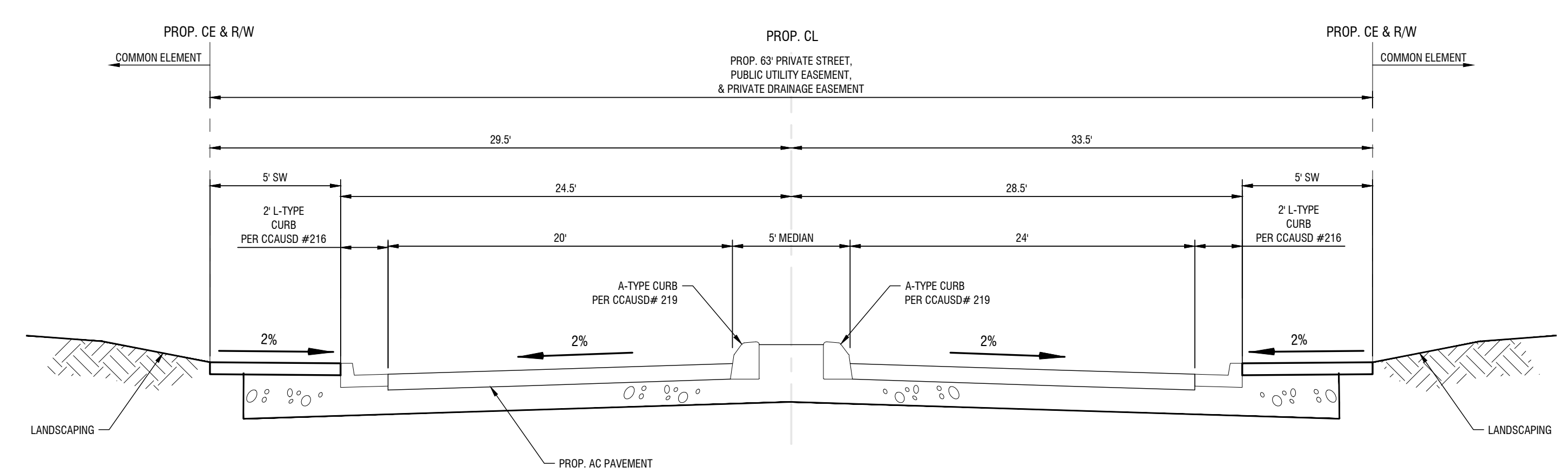
**WOS-2022010110
TMA-2022009650
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Administrative Update #1
Please see memo for
detailed approved changes.

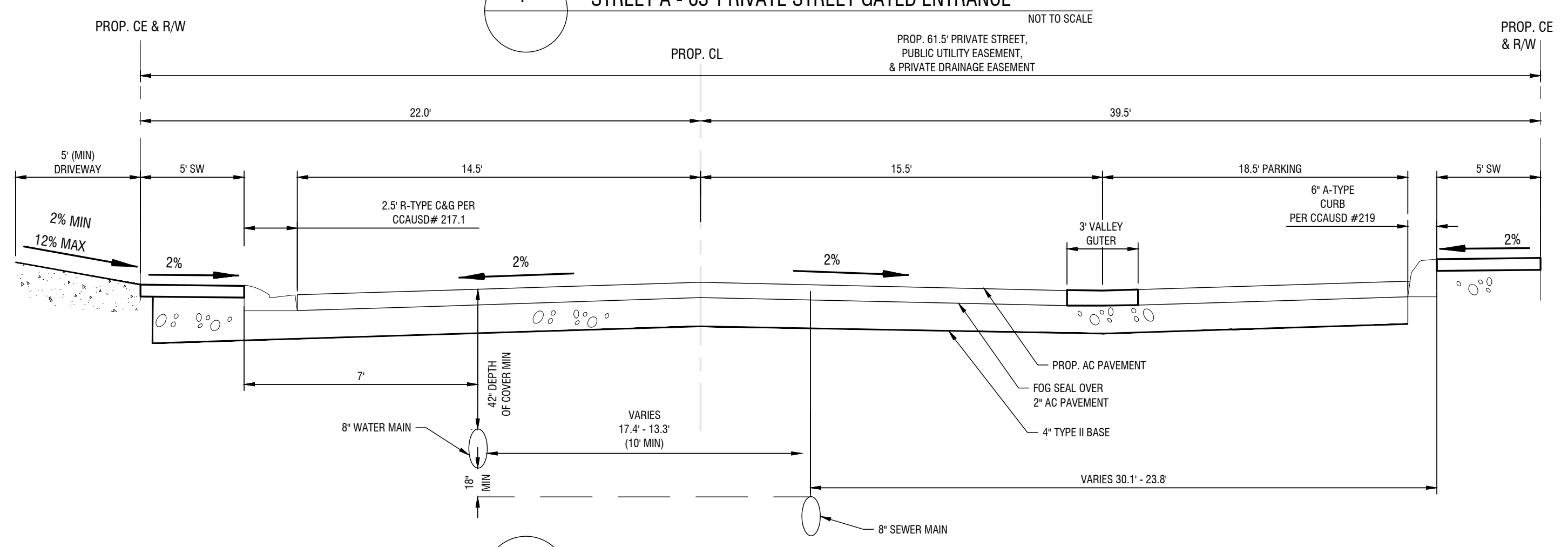


NO	DESCRIPTION	BY	SHTS	APPR. DATE

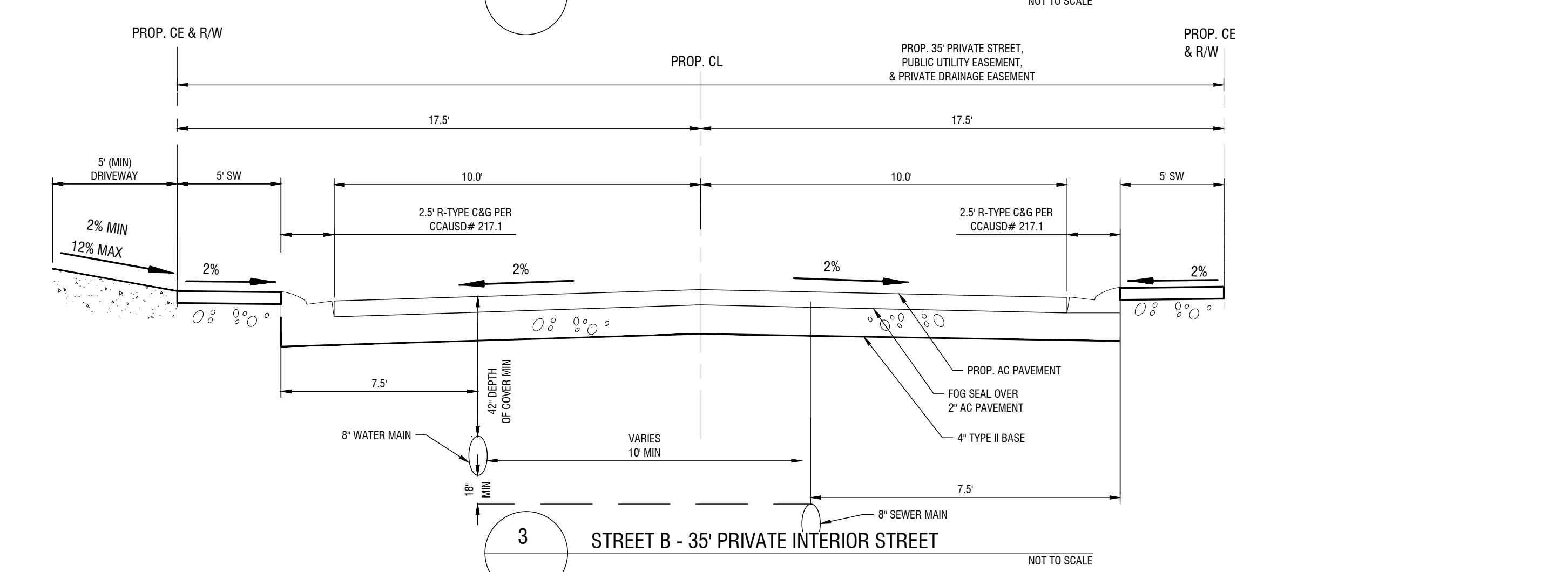
APN'S/OWNERS	DEVELOPER	ENGINEER
APN: 178-01-202-006 OWNER: ELLEN PATRICIA MERKIN AND JOSEPH DEAN MERKIN	HARMONY HOMES 8912 SPANISH RIDGE AVENUE, SUITE 200 LAS VEGAS, NV 89148 CONTACT: MATT ROSENBERG OFFICE: (702) 570-7213	STRIVE ENGINEERING, LLC 8912 SPANISH RIDGE AVE #200 LAS VEGAS, NV 89148 CONTACT: JOANNA OPENA, PE OFFICE: (702) 718-1788 EXT 102



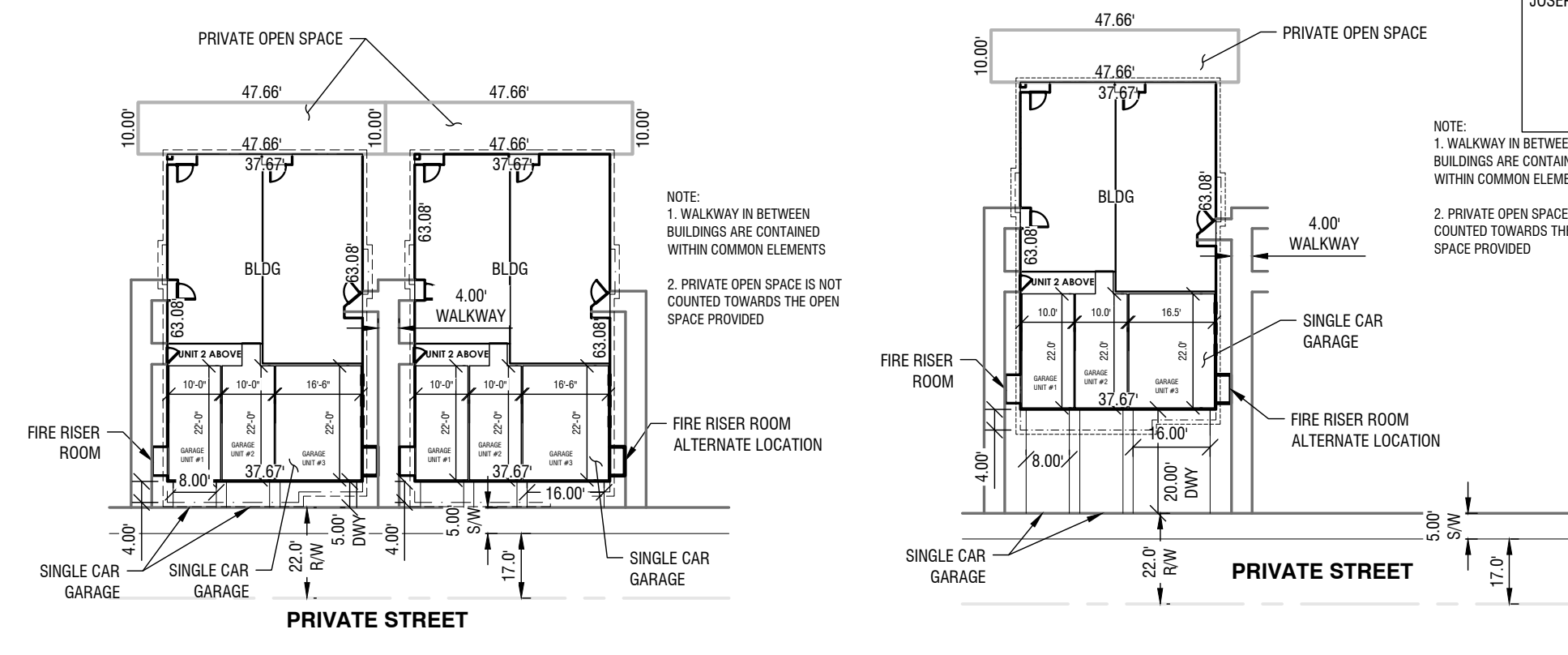
1 STREET A - 63' PRIVATE STREET GATED ENTRANCE



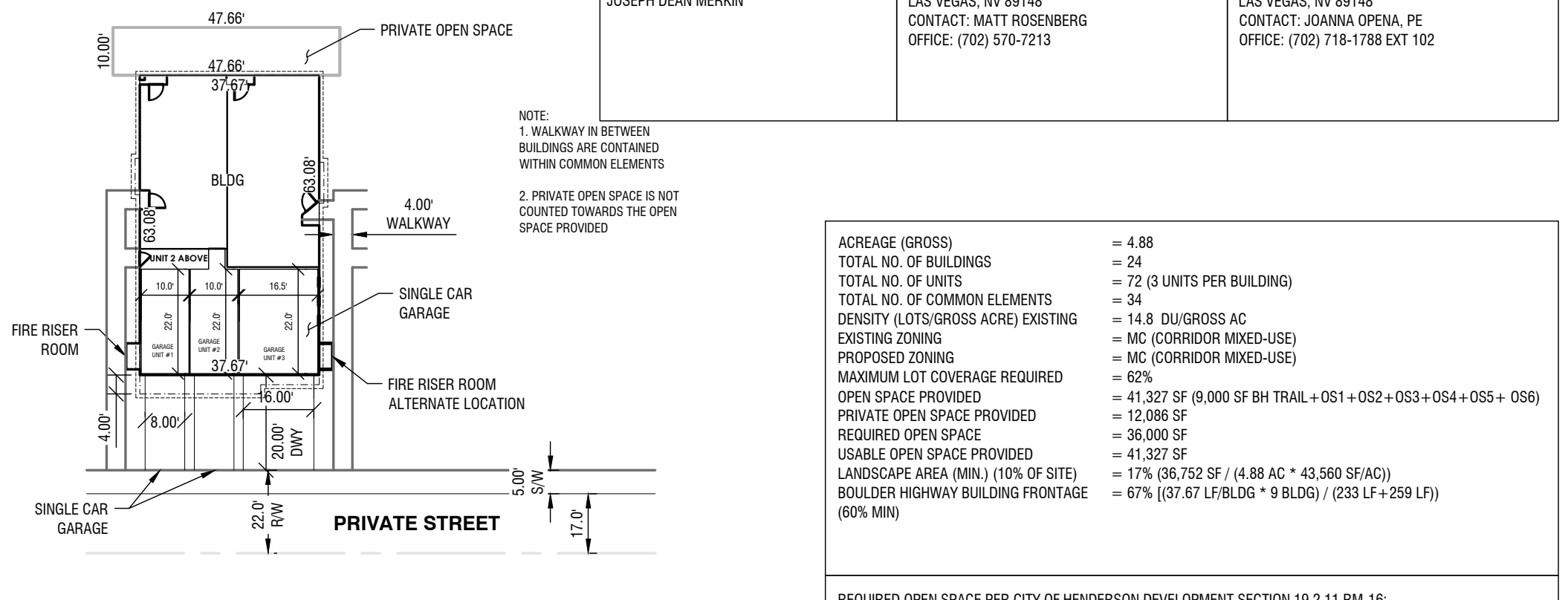
2 STREET C & D - 61.5' PRIVATE INTERIOR STREET



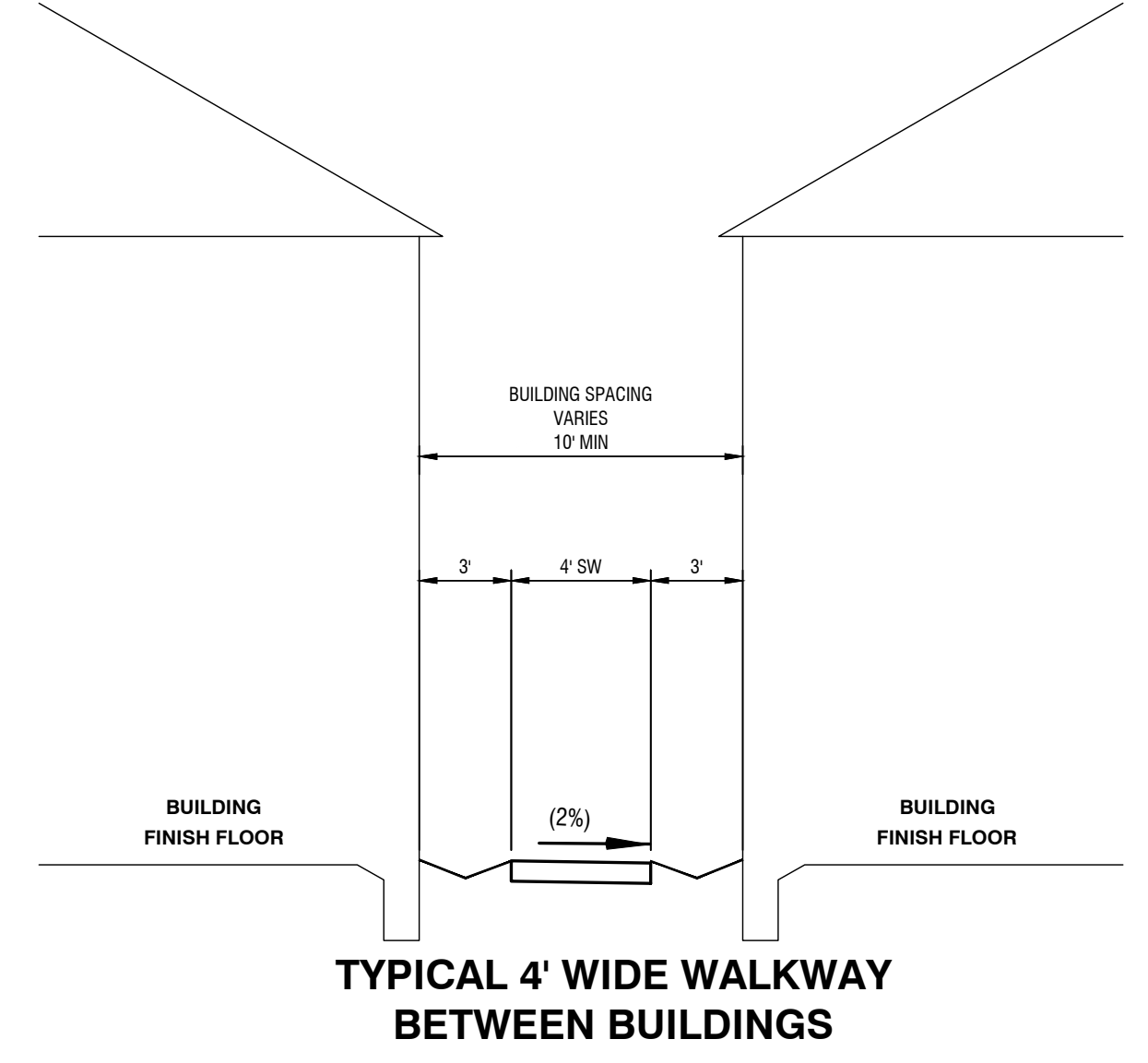
3 STREET B - 35' PRIVATE INTERIOR STREET



TYPICAL BUILDING LAYOUT WITH 5' DRIVEWAY



TYPICAL BUILDING WITH MIN 20' DRIVEWAY



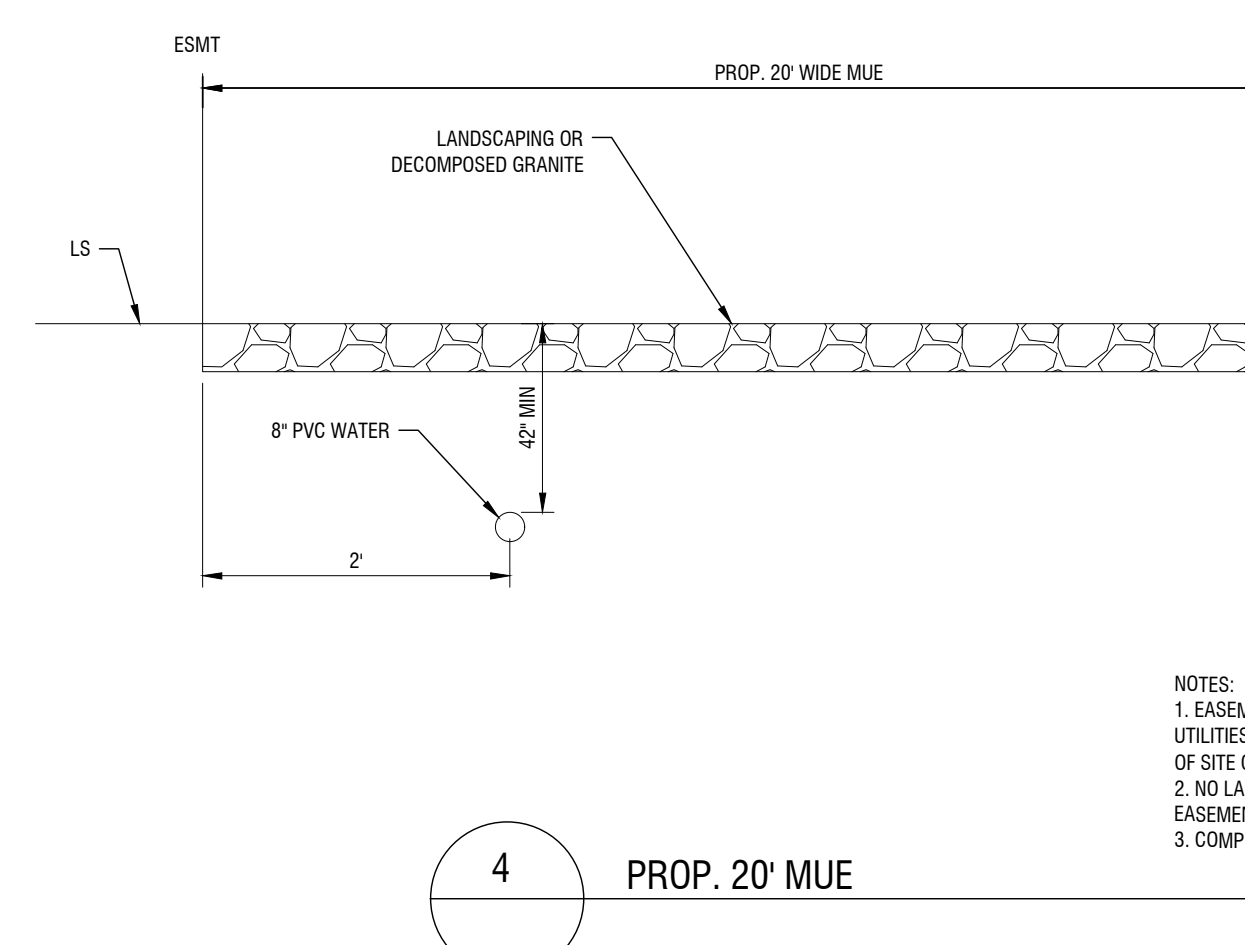
TYPICAL 4' WIDE WALKWAY BETWEEN BUILDINGS

TYPICAL BUILDING SETBACKS	
FRONT:	0'
REAR:	5'
INTERIOR SIDE:	5'
CORNER SIDE:	0'
BUILDING SPACING:	VARIES; 10' MIN
BUILDING FRONTAGE WITHIN SETBACK AREA (BOULDER HIGHWAY):	67%

PLAN #1 SQUARE FOOTAGE:	
FIRST FLOOR:	35 SQUARE FEET
SECOND FLOOR:	1,042 SQUARE FEET
TOTAL LIVING AREA:	1,077 SQUARE FEET
GARAGE:	220 SQUARE FEET

PLAN #2 SQUARE FOOTAGE:	
FIRST FLOOR:	601 SQUARE FEET
SECOND FLOOR:	579 SQUARE FEET
TOTAL LIVING AREA:	1,180 SQUARE FEET
GARAGE:	220 SQUARE FEET

PLAN #3 SQUARE FOOTAGE:	
FIRST FLOOR:	744 SQUARE FEET
SECOND FLOOR:	736 SQUARE FEET
TOTAL LIVING AREA:	1,480 SQUARE FEET
GARAGE:	440 SQUARE FEET



Received
11/4/2022
COMMUNITY DEVELOPMENT

NOTES:
1. EASEMENT WIDTHS AND CLEARANCES BETWEEN INDIVIDUAL UTILITIES AND BETWEEN UTILITIES AND SITE OBJECTS SHALL BE INCREASED AS NECESSARY TO PREVENT UNDERMINING OF SITE OBJECTS AND/OR OTHER UTILITIES DURING CONSTRUCTION.
2. NO LANDSCAPING HAVING A MATURE HEIGHT GREATER THAN 3' SHALL BE PLACED IN AN EASEMENT SEE SECTION 2.2.3.B.
3. COMPLY WITH ALL REQUIREMENTS SET FORTH IN SD-26A & SD 26-B.

ACREAGE (GROSS)	= 4.88
TOTAL NO. OF BUILDINGS	= 24
TOTAL NO. OF UNITS	= 72 (3 UNITS PER BUILDING)
TOTAL NO. OF COMMON ELEMENTS	= 34
DENSITY (LOTS/GROSS AC)	= 14.8 DU/GROSS AC
EXISTING ZONING	= MC (CORRIDOR MIXED-USE)
PROPOSED ZONING	= MC (CORRIDOR MIXED-USE)
MAXIMUM LOT COVERAGE REQUIRED	= 62%
OPEN SPACE PROVIDED	= 41,327 SF (9,000 SF BH TRAIL + 0S1+0S2+0S3+0S4+0S5+0S6)
PRIVATE OPEN SPACE PROVIDED	= 12,086 SF
REQUIRED OPEN SPACE	= 36,000 SF
USABLE OPEN SPACE PROVIDED	= 41,327 SF
LANDSCAPE AREA (MIN.) (10% OF SITE)	= 17% (36,732 SF / (4.88 AC * 43,560 SF/AC))
BOULDER HIGHWAY BUILDING FRONTAGE (60% MIN)	= 67% ((37.67 LF/BLDG * 9 BLDG) / (233 LF + 259 LF))

REQUIRED OPEN SPACE PER CITY OF HENDERSON DEVELOPMENT SECTION 19.2.11 RM-16; MEDIUM-DENSITY RESIDENTIAL 16		
	REQUIRED	PROVIDED
500 SF/UNIT * 72 UNITS	= 36,000 SF	= 41,327 SF

PARKING CALCULATION PER CITY OF HENDERSON DEVELOPMENT SECTION 19.5.3 B.3.c.1		
PARKING TYPE	REQUIRED	PROVIDED
2 SPACES/2 BED UNIT & ABOVE	= 2 X 72 = 144 SPACES	
TOTAL	= 144 SPACES	
PARKING PROVIDED		
GARAGES	= 72 SPACES (3 SPACES/BUILDING X 24 BUILDINGS)	
DRIVEWAY	= 12 SPACES (FOR UNITS WITH 20' MIN DRIVEWAYS ONLY)	
GUEST STALLS	= 60 SPACES	
TOTAL	= 144 SPACES	

ESTIMATED AVERAGE DAILY SEWER CONTRIBUTIONS	
72 UNITS X 250 GPD/UNITS X 0.70 ERU =	12,600 GPD
TOTAL AVERAGE CONTRIBUTION =	12,600 = 0.01260 MGD
TOTAL PEAK FLOW =	(0.01260 * 0.9044) X 2.6186 = 0.050 MGD

UTILITY SERVICE BY	
WATER:	CITY OF HENDERSON DEPARTMENT OF UTILITY SERVICES
SEWER:	CITY OF HENDERSON DEPARTMENT OF UTILITY SERVICES
POWER:	NV ENERGY
TELEPHONE:	CENTURYLINK
NATURAL GAS:	SOUTHWEST GAS COMPANY
CITY:	CITY
SOLID WASTE DISPOSAL:	REPUBLIC SERVICES

- GENERAL NOTES
- THERE ARE NO KNOWN FAULTS OR FISSURES LOCATED ADJACENT TO OR WITHIN THE BOUNDARIES OF THIS SUBDIVISION TO BE VERIFIED BY THE GEOTECHNICAL ENGINEER.
 - THERE ARE NO KNOWN GROUNDWATER DEPTHS WITHIN 20 FEET OF THE EXISTING GROUND SURFACE.
 - THERE WILL BE AN HOA AND CCRs ESTABLISHED FOR THIS SUBDIVISION.
 - LANDSCAPE EASEMENTS AND COMMON ELEMENTS WILL BE MAINTAINED BY HOA.
 - INTERIOR STREETS ARE PRIVATE.
 - TRAFFIC ACCESS SHALL BE VIA BOULDER HIGHWAY.
 - EASEMENTS REQUIRED FOR STORM DRAIN, DRY UTILITIES, SANITARY SEWER, AND POTABLE WATER SHALL BE GRANTED ON THE FINAL MAP.
 - THE SITE SLOPES ARE LESS THAN 12% AND STREET GRADES WILL BE LESS THAN 5%.
 - THIS PROJECT IS NOT WITHIN A 100-YEAR FEMA SPECIAL FLOOD HAZARD AREA AND IS DESIGNATED AS UNSHADED ZONE X PER FEMA FIRM PANEL 32003C2585F.
 - ALL HOMES WILL INCLUDE FIRE SPRINKLERS.

UTILITY POINT OF CONNECTION	
WATER:	THERE IS EXISTING WATER IN ALL ADJACENT RIGHT-OF-WAY: 8" IN BOULDER HIGHWAY AND 8" IN MERLAYNE DRIVE. THE PROJECT INTENDS TO CONNECT TO THE 8" IN BOULDER HIGHWAY AT THE SOUTHWEST PORTION OF THE SITE. CITY OF HENDERSON IS THE PURVEYOR.
SEWER:	THERE IS EXISTING SEWER IN ALL ADJACENT RIGHT-OF-WAY: 8" IN BOULDER HIGHWAY AND 8" IN MERLAYNE DRIVE. THE PROJECT INTENDS TO CONNECT TO THE 8" IN BOULDER HIGHWAY AT THE SOUTHWEST PORTION OF THE SITE. CITY OF HENDERSON IS THE PURVEYOR.
UTILITY DISCLAIMER EXISTING UTILITY LOCATION SHOWN HEREIN ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO COMMENCING CONSTRUCTION. NO REPRESENTATION IS MADE THAT ALL EXISTING UTILITIES ARE SHOWN HEREIN. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR UTILITIES NOT SHOWN IN THEIR EXISTING LOCATIONS.	

HARMONY HOMES

TANNEY ENGINEERING & LAND SURVEYING, INC.
6030 S. JONES BLVD
LAS VEGAS, NV 89118
(702) 362-8844
INFO@TANNEYCORP.COM

**BOULDER & MERLAYNE
SINGLE-FAMILY ATTACHED**

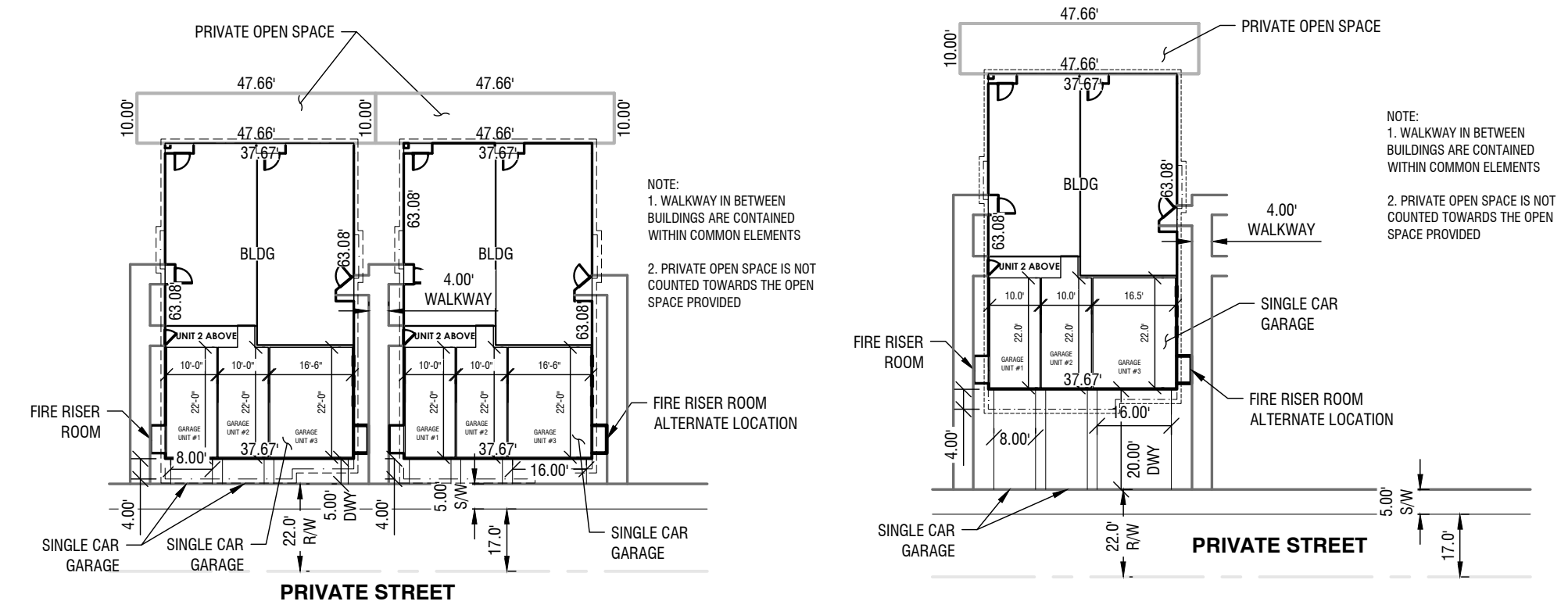
TENTATIVE MAP

DATE:	11/3/2022
SCALE:	NTS
JOB NO.:	HRM-22-026
DESIGNED BY:	JT
CHECKED BY:	RC
SHEET NAME:	TM-01
SHEET NUMBER:	01 OF 02
COH:	000000

LAST DRAFT: 1/11/2022
FILE NAME: S:\ACT\HARMONY HOMES\HRM-22-026 - BOULDER & MERLAYNE\ENG\1 ENTITLEMENTS\SD\GH\HRM026_TL.DWG

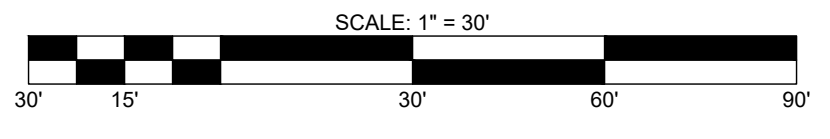
APPROVED
11/8/2022
COMMUNITY DEVELOPMENT

USABLE OPEN SPACE SUMMARY	
NAME	AREA (SF)
OS-1	6,332
OS-2	16,750
OS-3	1,996
OS-4	3,846
OS-5	1,418
OS-6	1,985
BH TRAIL	9,000
TOTAL	41,327



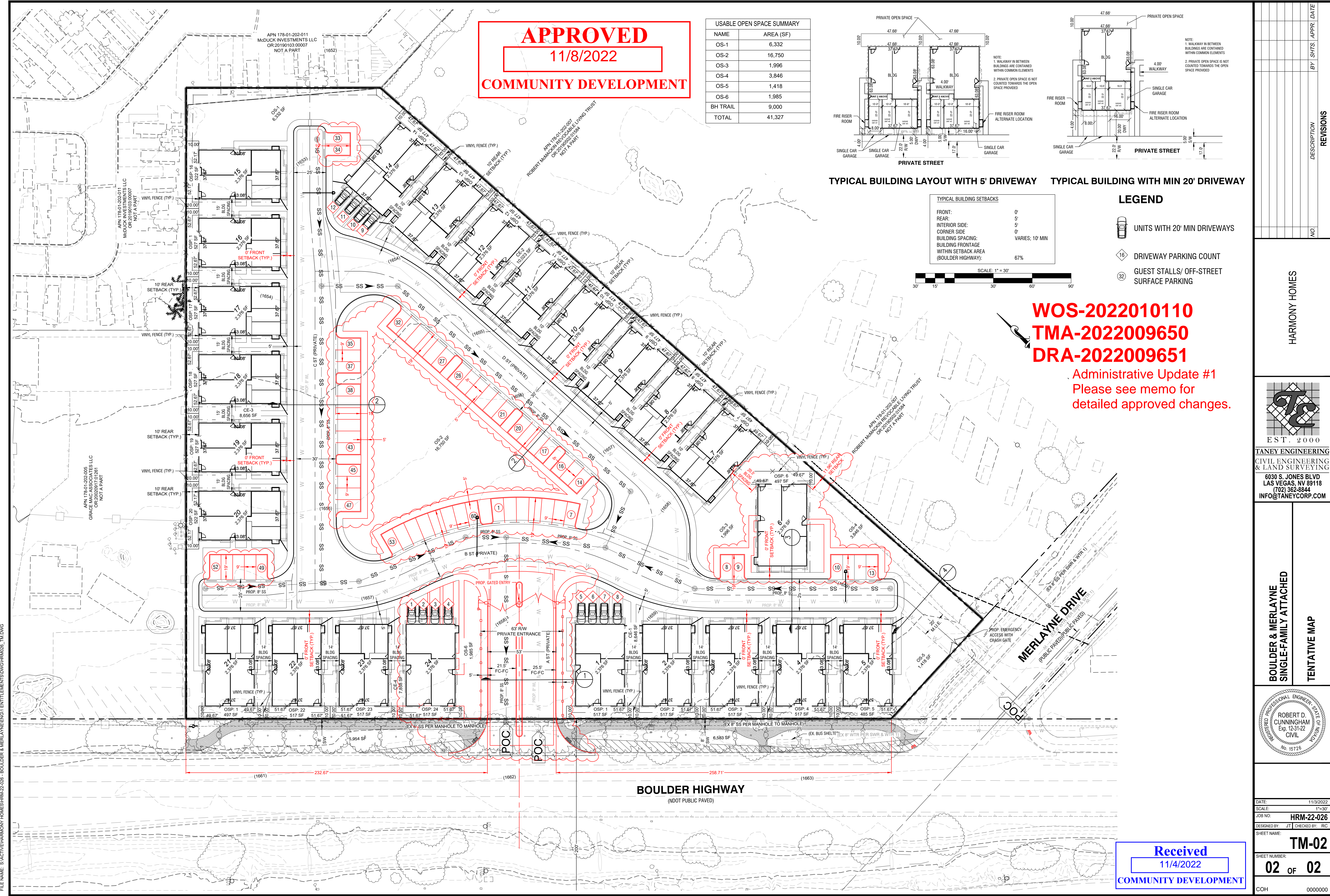
TYPICAL BUILDING SETBACKS	
FRONT:	0'
REAR:	5'
INTERIOR SIDE:	5'
CORNER SIDE:	0'
BUILDING SPACING:	VARIES; 10' MIN
BUILDING FRONTAGE WITHIN SETBACK AREA (BOULDER HIGHWAY):	67%

- LEGEND**
- UNITS WITH 20' MIN DRIVEWAYS
 - DRIVEWAY PARKING COUNT
 - GUEST STALLS/ OFF-STREET SURFACE PARKING



WOS-2022010110
TMA-2022009650
DRA-2022009651

Administrative Update #1
Please see memo for
detailed approved changes.



NO	DESCRIPTION	BY	SHTS	APPR.	DATE

HARMONY HOMES

TANEY ENGINEERING
CIVIL ENGINEERING & LAND SURVEYING
6030 S. JONES BLVD
LAS VEGAS, NV 89118
(702) 362-8844
INFO@TANEYCORP.COM

BOULDER & MERLAYNE
SINGLE-FAMILY ATTACHED
TENTATIVE MAP

PROFESSIONAL ENGINEER STATE OF NEVADA
ROBERT D. CUNNINGHAM
Exp. 12-31-22
CIVIL
No. 15726

DATE:	11/3/2022
SCALE:	1"=30'
JOB NO.:	HRM-22-026
DESIGNED BY:	JT
CHECKED BY:	RC
SHEET NAME:	TM-02
SHEET NUMBER:	02 OF 02
COH	0000000

Received
11/4/2022
COMMUNITY DEVELOPMENT

LAST PLOT: 1447 Thimble
FILE NAME: S:\ACT\HARMONY HOMES\HRM-22-026 - BOULDER & MERLAYNE\ENG\ENTITLEMENTS\DWG\HRM02L_T.MXD