Memorandum

Date: November 19, 2026

To: **SOUTHERN NEVADA DISTRICT BOARD OF HEALTH**

From: **Daniel Isler, PE, REHS,** *Environmental Health Engineer/Supervisor* DI
Daniel Burns, PE, REHS, *Environmental Health Engineer/Manager* DB
Chris Saxton, MPH-EH, REHS, *Director of Environmental Health* CS
Cassius Lockett, PhD, *District Health Officer*

Subject: Variance request to replace an existing septic system, SNHD Permit #ON0032970, located at 7261 W. Washburn Rd., Las Vegas, NV 89149, on an undersized lot served by a domestic well

I. BACKGROUND:

Hannah and Raymond Fraser, Owners ("Petitioners"), are requesting a variance to remove the existing 1,000-gallon septic tank, install a new 1,200-gallon septic tank, and extend the existing leach field on an undersized lot served by a private well, located at Assessor's Parcel Number (APN) 125-34-310-018, also known as 7261 W. Washburn Rd., Las Vegas, NV 89149 ("Subject Property"). The existing septic system is too small to accommodate the proposed addition to the existing single-family residence.

Petitioners request a variance from Section 11.20.1 of the *Southern Nevada District Board of Health Regulations Governing Individual Sewage Disposal Systems and Liquid Waste Management* (SNHD ISDS Regulations), which requires a minimum lot size of one acre for the installation of an ISDS on a lot served by a private well. The Subject Property has an area of approximately 0.53 acres.

Petitioner states the following with regards to these requirements:

1. There must be circumstances or conditions which are unique to the petitioner, and do not generally affect other persons subject to the regulation:

   "Our situation is unique because this is a condition that has been present for our home since we purchased our property. The lot size for our home has been 0.53 acres since the home was built in 1965 and has had a private well and septic tank the entire time. To date, we do not have municipal sewer or water available to our home. We abide by all laws pertaining to the distance between our septic tank and leach field from property lines, our well, and our neighbors' well. Further, our home

is landlocked and only accessible via an easement, further making access to sewer and water more difficult."

2. There must be circumstances or conditions which make compliance with the regulation unduly burdensome and cause a hardship to and abridge a substantial property right of the applicant, and the variance is necessary to render substantial justice to and preserve the property rights of the applicant. Please indicate in what manner compliance with the regulation would be burdensome or cause a hardship on your business or how the free use of your property may be affected (if economic factors are an issue, please include estimates regarding the costs that would be incurred by compliance):

   "Because our property is landlocked and sewage access is more than 2,600 ft away, we have received verbal quotes that indicate costs for connecting to be over $115,000. Additionally, access to municipal water is not available for our property. These costs are unrealistic for us to incur and would severely damage our family."

3. Granting the variance will not be detrimental or pose a danger to the public health and safety. Please provide evidence that the variance request, if approved, will not adversely affect the safe and sanitary operation of the applicant(s) pool, spa, or food establishment:

   "Our septic tank and leach field abide by all SNHD regulations regarding appropriate distance from our water source, our neighbors water source, property lines, and our physical house structure. We are not changing the location of our septic tank or leach field, and as such fully guarantee that all safety conditions will continue to be met as they currently are."

The Subject Property is depicted in Attachment C as the highlighted parcel in Record of Survey Book 4, Page 88, which was recorded on September 27, 1955. The existing septic system was approved on March 28, 2019. As depicted in Attachment D, a previous variance for this property was presented to the Board and approved on January 24, 2019, for the installation of the existing 1,000-gallon septic tank and leach field for the same undersized lot condition.

Examination of the Clark County Assessor's records and parcel genealogy show that the Petitioners are the seventh owners of the property and obtained the Subject Property in March 2016. An analysis of the surrounding area shows that there are 62 private and quasi-municipal wells and 100 permitted ISDS within one square mile of the Subject Property.

II. RECOMMENDATION:

The Subject Property has an area of approximately 0.53 acres, which is smaller than the minimum lot size of one acre required by the SNHD ISDS Regulations. Lot size variances have been approved for other properties, including for the Subject Property in 2019. The proposed ISDS can meet all the required setbacks on the undersized lot.

Staff are of the opinion that granting the variance would not endanger public health and safety. Staff recommend APPROVAL of the variance, subject to the following conditions outlined in Section III.

III. CONDITIONS:

1. Petitioners and their successor(s) in interest shall abide by all local governmental regulations requiring connection to community sewage systems. Use of the ISDS shall be discontinued and the structure it serves shall be connected to any community sewage system within 400 feet of the property line when connection can be made by gravity flow and the owner(s) are notified and legally required to do so.

2. Petitioners and their successor(s) will abide by the operation and maintenance requirements of the most current SNHD regulations governing individual sewage disposal systems.

3. Construction of the ISDS must commence within one year of the date of approval of the variance. If construction does not commence within that period, this variance shall automatically expire and be of no further force and effect, unless application is made and approved for an extension of time prior to the expiration date by the Petitioners or their successor(s) in interest. Petitioners must address all other compliance issues, if any, before finalizing construction.

Attachments:

A. Variance Candidate Application
B. Justification Letter
C. Record of Survey File Book 4, Page 88
D. January 24, 2019, Memorandum
E. Proposed ISDS Location from Hardin and Sons
F. Letter of Sewer Non-Availability from City of Las Vegas
G. Well Log #60435
H. Public Notice

Attachment A: Variance Candidate Application (Page 1 of 3)

Southern Nevada Health District

VARIANCE CANDIDATE WORKSHEET

PART I:

ESTBLISHMENT INFORMATION

Name of Facility/Establishment: _____
Health Permit Number: _____ Date of Inquiry: _____
Name of Operator/Agent: _____
Address of Operator/Agent: _____
Contact Information of Operator/Agent:
Office Phone: _____ Cell Phone: _____
Fax Number: _____ Email Address: _____
If corporation, the name/title of individual to sign for Variance document:
Name: _____
Title: _____

OWNER INFORMATION

Name of Property Owner: Raymond & Hannah Fraser
Address of Property Owner: 7261 W. Washburn Rd
Contact Information of Property Owner:_____
Office Phone: _____ Cell Phone: 702-581-9588
Fax Number:_____ Email Address: _____

PROPERTY INFORMATION

Property Address: 7261 W Washburn Rd
Assessor's Parcel Number (APN): 125-34-310-018
Describe location within larger facility (i.e. hotel/casino/resort, etc.):
Our home is located on Washburn & Tenaya and is landlocked by several other properties. We are not directly next to a street.

Describe Variance Issue (s): (Include sections of the Regulation or Nevada Administrative Code that applies to the request for a variance)
Our house has both a private well and septic tank on .53 acres of land. This is in misalignment with Regulation that stipulates only properties on 1 acre of land or greater may have both a private well and septic tank. Because our house is landlocked, the nearest sewage hook-up is more than 2,600 ft away, and we don't have direct access to city water either. The lack of accessible municipal sewer and water have existed for our home since it was built in 1965. Additionally, we requested and were granted a waiver for this condition in 2019 to complete a home renovation project. We are completing another home renovation and accordingly requesting the same waiver be granted due to the lack of accessible municipal sewer and water, and our compliance with all required set-backs.

Attachment A: Variance Candidate Application (Page 2 of 3)

PART II:
Nevada Administrative Code 439.240 states in general that certain conditions or circumstances must be shown to exist in order for a Board of Health to approve a request for a Variance from adopted public health regulations. A variance application letter (as noted below in PART III) MUST specifically address each of the following issues:

1. There must be circumstances or conditions which are unique to the applicant, and do not generally affect other persons subject to the regulation. **Please indicate how your request is unique to your situation and is, therefore, not likely to affect other persons subject to the regulations**:

Our situation is unique because this is a condition that has been present for our home since we purchased our property. The lot size for our home has been .53 acres since the home was built in 1965 and has had a private well and septic tank the entire time. To date, we do not have municipal sewer or water available to our home. We abide by all laws pertaining to the distance between our septic tank and leach field from property lines, our well, and our neighbors' wells. Further, our home is landlocked and only accessible via an easement, further making access to sewer and water more difficult.

2. There must be circumstances or conditions which make compliance with the regulation unduly burdensome and cause a hardship to and abridge a substantial property right of the applicant, and the variance is necessary to render substantial justice to and preserve the property rights of the applicant. **Please indicate in what manner compliance with the regulation would be burdensome or cause a hardship on your business or how the free use of your property may be affected (if economic factors are an issue, please include estimates regarding the costs that would incurred by compliance):**

Because our property is landlocked and sewage access is more than 2,600 ft away, we have received verbal quotes that indicate costs for connecting to be over $115,000. Additionally, access to municipal water is not available for our property. These costs are unrealstic for us to incur and would severely damage our family.

3. Granting the variance will not be detrimental or pose a danger to the public health and safety. **Please provide evidence that the variance request, if approved, will not adversely affect the safe and sanitary operation of the applicant(s) pool, spa, or food establishment:**

Our septic tank and leach field abide by all SNHD regulations regarding appropriate distance from our water source, our neighbors water source, property lines, and our physical house structure. We are not changing the location of our septic tank or leach field, and as such fully guarantee that all safety conditions will continue to be met as they currently are.

Attachment A: Variance Candidate Application (Page 3 of 3)

NAC 439.240 Approval by State Board of Health. (NRS 439.150, 439.190, 439.200)

1. The State Board of Health will grant a variance from a regulation only if it finds from the evidence presented at the hearing that:
   (a) There are circumstances or conditions which:
      (1) Are unique to the applicant;
      (2) Do not generally affect other persons subject to the regulation;
      (3) Make compliance with the regulation unduly burdensome; and
      (4) Cause a hardship to and abridge a substantial property right of the applicant; and
   (b) Granting the variance:
      (1) Is necessary to render substantial justice to the applicant and enable the applicant to preserve and enjoy his or her property right; and
      (2) Will not be detrimental or pose a danger to public health and safety.
2. Whenever an applicant for a variance alleges that he or she suffers or will suffer economic hardship by complying with the regulation, the applicant must submit evidence demonstrating the costs of compliance with the regulation. The Board will consider the evidence and determine whether those costs are unreasonable.

[Bd. of Health, Variances Reg. §§ 2.7-2.8, eff. 10-16-80; A 2-5-82; 1-19-84]

PART III:

A Variance Application Letter, which includes all information provided by the applicant on his worksheet, must be submitted in writing to the Environmental Health Division (EHD) Director no later than 40 days before the monthly Board of Health Meeting. **The Application letter must be on the owner's letterhead signed by the Owner/Corporate Officer specifically listing which part(s) of the Regulation the proposed Variance covers with this completed Worksheet as an attachment. The written Application Letter must take particular care in providing statements and evidence of circumstances or conditions and reasons why the District Board of Health should grant the Variance as listed in NAC 439.240** as shown at the top of this page. ***ALL information you have provided in PART I and II of this Worksheet must be included in the body of the letter.*** The evidence required may include 8 1/2"x 11" or 11" x 17" detailed drawings and/or photographs.

The Variance process is outlined in Nevada Administrative Code (NAC) 439.200 through 439.260 with the exception that an application fee is payable to SOUTHERN NEVADA HEALTH DISTRICT (SNHD).

This section to be completed by SNHD staff ONLY

Next closing date is: _____ for the _____ BOH Meeting.

Referred by: _____
(Print Name of REHS)
Completed by: _____ Date: _____
(Print Name of REHS if not by supervisor)
Received by: _____ Date: _____
(Owner/Operator/Agent)
Reviewed by: _____ Date: _____
(Signature of SNHD Manager)

Attachment B: Justification Letter

To: Southern Nevada Health District
280 S. Decatur Blvd.
Las Vegas, NV. 89107

From: Raymond & Hannah Fraser
7261 W Washburn Rd
Las Vegas, NV 89149

Re: Parcel # 125-34-310-018

Date: 10/18/2026

To whom this may concern:

I hereby make application and petition the Southern Nevada District Board of Health for a variance to the Regulations Governing Individual Sewage Disposal and Liquid Waste Management Section 11.20.1.

This variance request is made to permit the existence and operation of a private residential well and an ISDS on a lot less than 1 acre.

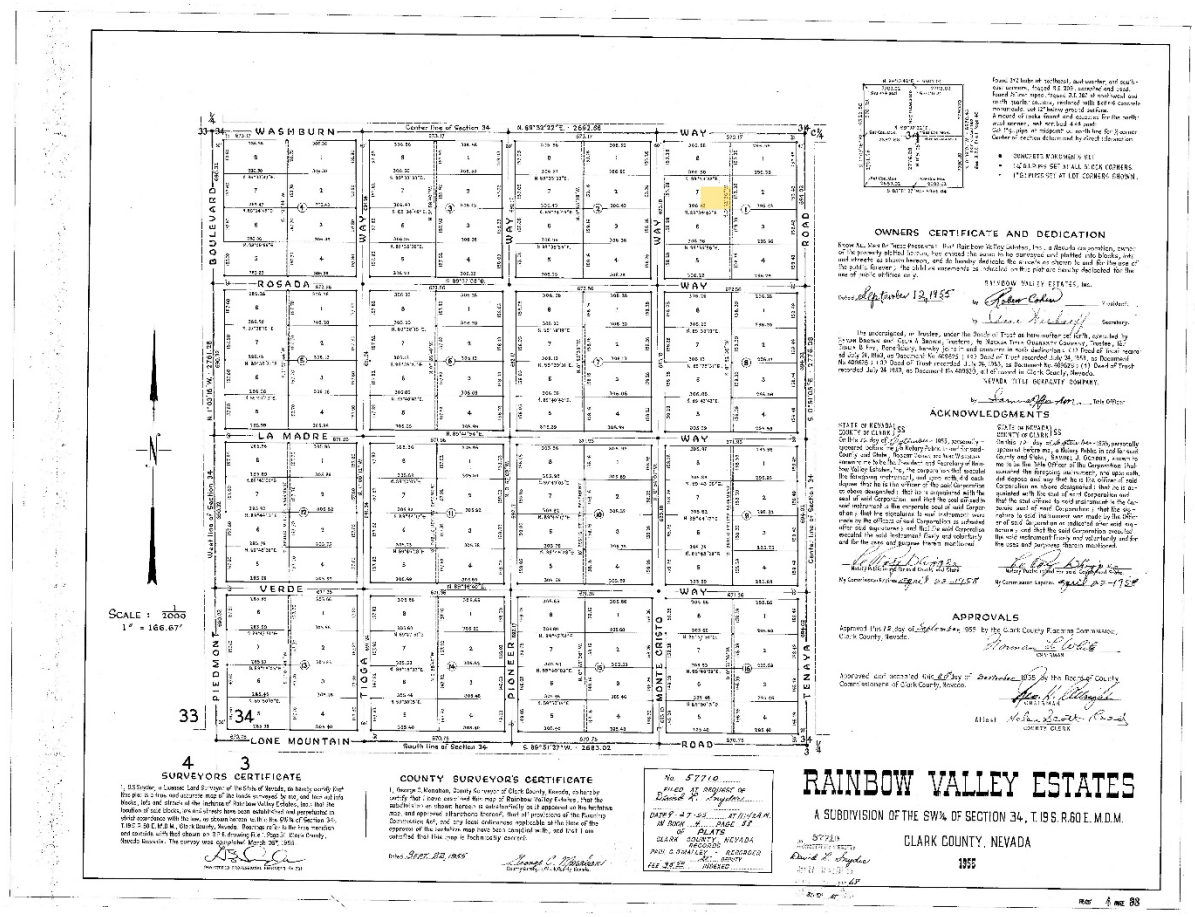
The legal description of said property is APN # 125-34-310-018, further described as a single family home on .53 acres of land.

My wife and I have owned and occupied the property since 3/25/2016 and we purchased this house with these conditions already existing. We are in need of a variance so we can replace the existing 1,000 gallon septic tank with a 1,200 gallon septic tank and extend the existing leach field. The extended leach field meets all requirements for setbacks from all water sources, building structures, and property lines.

Thank you for your consideration,



Attachment C: Record of Survey File Book 4, Page 88



Attachment D: January 24, 2019, Memorandum (Page 1 of 3)

Memorandum

Date: January 24, 2019

To: SOUTHERN NEVADA DISTRICT BOARD OF HEALTH

From: **Daniel LaRubio, Jr., P.E., REHS,** *Environmental Health Engineer/Supervisor*
Herbert Luis Sequera, REHS, *Environmental Health Manager*
Chris Saxton, MPH-EH, REHS, *Environmental Health Director*
Joseph P. Iser, M.D., DrPH, MSc, *Chief Health Officer*

Petitioner: Hannah and Ray Fraser, Joint Owners

Subject: Variance Request to Permit and Install a New Individual Sewage Disposal System (ISDS) on an Undersized Lot Served by a Domestic Well Water Supply with a Shallow Absorption Field (APN 125-34-310-018)

I. BACKGROUND

Hannah and Ray Fraser, Joint Owners, are requesting a Variance to permit and install an individual sewage disposal system (ISDS) on an undersized lot served by a Domestic Well. The lot is approximately 0.53 acres gross located in Las Vegas, Nevada where one (1) acre is required for the installation of an ISDS on a lot served by a Domestic Well. The lot is located at 7261 W. Washburn Road, legal description is Lot 7, Block 1 of the Rainbow Valley Estates subdivision as shown in Book 4 of Plats, Page 88, in the Office of the County Recorder of Clark County, Nevada (APN: 125-34-310-018).

II. DISCUSSION

The owners have an existing shed located over their leach field. They are requesting a Variance to add a new leach field on the property, using the existing septic tank. Since the lot doesn't have one-acre gross area and has a Domestic Well, a variance is needed to permit and install the new leach field.

The petitioner states the following regarding these requirements:

1. There must be circumstances or conditions which are unique to the petitioner, and do not generally affect other persons subject to the regulation: **Please indicate how your request is unique to your situation; therefore, not likely to affect other persons subject to specific regulation:**

Attachment D: January 24, 2019, Memorandum (Page 2 of 3)

Our situation is unique because this is an issue we have inherited with the property. Our house has successfully had a well and septic tank since it was built 50 years ago and has never caused any issues to our property or the surrounding properties. We abide by all laws and are the appropriate distance from our neighbors' wells, and are in a unique situation in our neighborhood because we're land locked and unable to hook up to city sewer or water without it costing us over $100,000.

2. There must be circumstances or conditions which make compliance with the regulation unduly burdensome and cause a hardship to and abridge a substantial property right of the applicant and the variance is necessary to render substantial justice to and preserve the property rights of the applicant. **Please indicate in what manner compliance with the regulation would be burdensome or cause a hardship on your business or how the free use of your property may be affected (if economic factors are an issue, please include estimates regarding the costs that would be incurred by compliance):**

   Because our property is land-locked and sewage is 3,000 ft away, I have received verbal quotes from a company indicating that it would cost $100,000 - $115,000 to hook up to city sewage. Additionally, because we are landlocked, we don't have direct access to a street and would have to go through a neighbors' property to hook up to city water. This would require us abandoning our well, digging all the way from the back of their property to the front (they're also on .5 an acre) and then attaching to city water and repairing the damage caused to our neighbors' property. Majority of the houses in our neighborhood are in similar situations, on less than 1 acre with both well and septic tank and because of the costs associated with hooking up to city sewage and water, are unable to afford that cost. We are not able to afford any connection these city amenities.

3. Granting the variance will not be detrimental or pose a danger to the public health and safety. **Please provide evidence that the variance request, if approved, will not adversely affect the safe and sanitary operation of the applicant(s) pool, spa or food establishment:**

   We abide by all the SNHD laws in relation to our septic tank and well. We maintain the appropriate distance of 100 ft from our septic tank and well as well as all our neighbors' wells. Our house, and the houses around us have properly functioned this way for the last 50 years.

Attachment D: January 24, 2019, Memorandum (Page 3 of 3)

III. RECOMMENDATION

Therefore, staff recommends Approval with the following conditions:

IV. CONDITIONS

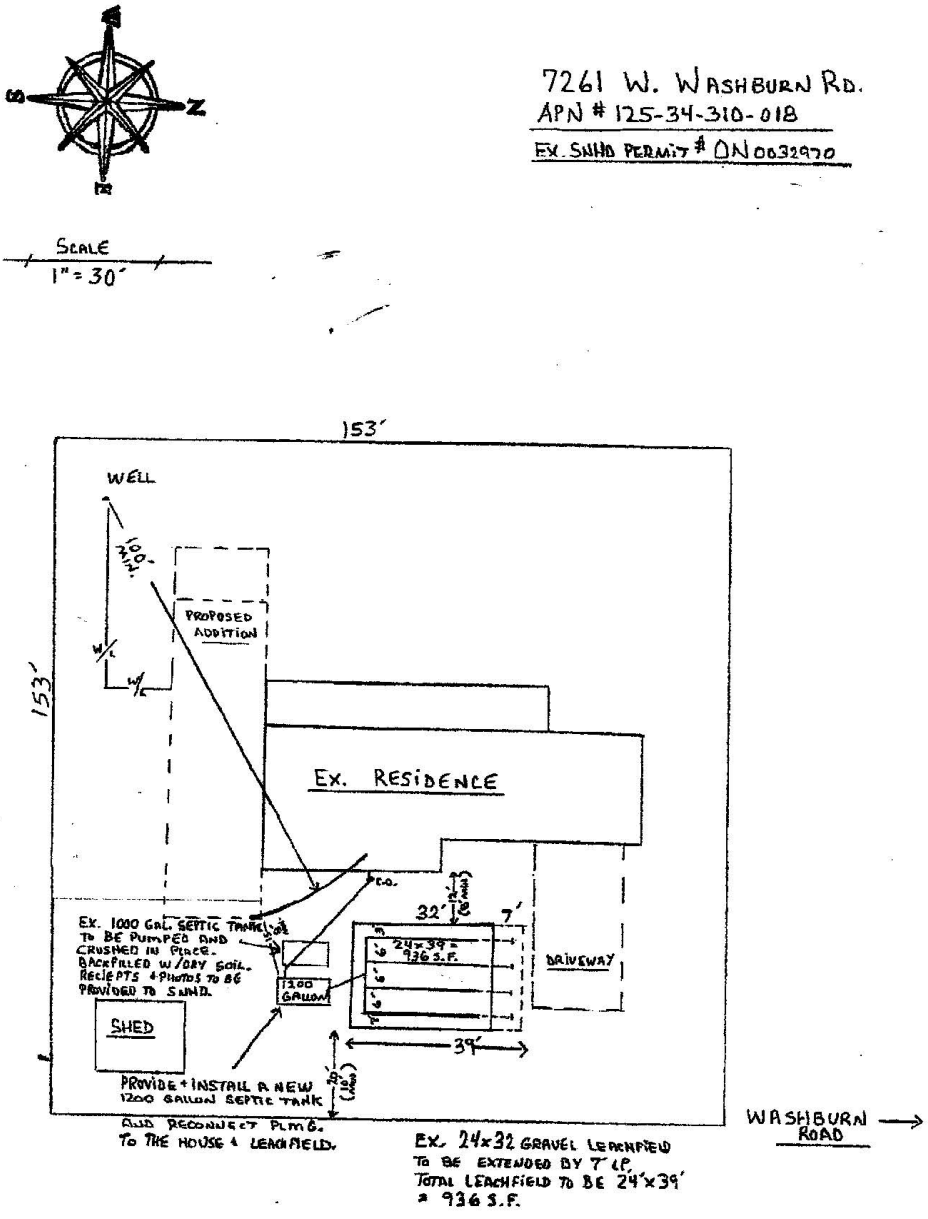
1. The ISDS will be limited to the existing conventional one thousand (1,000) gallon septic tank with a proposed shallow absorption leach field UNTIL Municipal sewer is available.

2. The ISDS may not be located in an area subject to vehicular traffic, any area to be paved or within ten (10) feet of any tree.

3. Permitting of the ISDS must be commenced within one (1) year of the date hereof. If the construction has not been commenced within that period, this variance shall automatically expire and be of no further force and effect, unless application is made and approved for an extension of time prior to the expiration date by the applicant or the applicant's successor(s) in interest.

4. The applicant and his successor(s) in interest shall abide by all local governmental regulations requiring connection to community sewage systems. Use of the ISDS shall be discontinued and the structure it serves shall be connected to any community sewage system constructed in the future to within four hundred (400) feet of the applicant's property line when connection can be made by gravity flow and the owner(s) are notified and legally required to do so.

Attachment E: Proposed ISDS Location from Hardin and Sons



Attachment F: Letter of Sewer Non-Availability from City of Las Vegas

LAS VEGAS CITY COUNCIL

SHELLEY BERKLEY
Mayor
BRIAN KNUDSEN
Mayor Pro Tem
OLIVIA DIAZ
FRANCIS ALLEN-PALENSKE
NANCY E. BRUNE
SHONDRA SUMMERS-ARMSTRONG
KARA KELLEY

MIKE JANSSEN
City Manager

PUBLIC WORKS
MICHAEL CUNNINGHAM, P.E., C.B.O.
ACTING DIRECTOR

CITY HALL
495 S. MAIN ST.
LAS VEGAS, NV 89101
702.229.6011 | VOICE
711 | TTY

cityoflasvegas | lasvegasnevada.gov

September 29, 2026

Daniel Isler
Southern Nevada Health District
PO Box 3902
Las Vegas, NV 89127

RE: APN 125-34-310-018
7261 West Washburn Road, Las Vegas, NV 89149

Mr. Isler:

The referenced parcel is located at the Southeast corner of the intersection of Washburn Road and Monte Cristo Way. It is a Clark County Property in the City of Las Vegas ("City") municipal sewage disposal system service area. There is Public Sewer available by gravity south on Monte Cristo Way at Lone Mountain Road, approximately 2600-ft from the nearest property line.

Per Southern Nevada Health District Regulations Governing Individual Sewage Disposal Systems and Liquid Waste Management 2.7.2, permission to construct a septic system shall be denied if Public Sewer is available within 400-ft of the nearest property line. The closest Public Sewer available to this parcel by gravity exceeds this distance.

While the City supports Regulation 2.7.2, issuance of Septic System permits is solely at the discretion of The Southern Nevada Health District.

Please do not hesitate to call me at 702-229-2259 if you have any questions.

Sincerely,

Morgan Meyer, P.E.
Project Engineer
City of Las Vegas Public Works
Sanitary Sewer Engineering

Cc: Dominic Panaligan, P.E. – Project Managers, Public Works
Abigail Mayrena, P.E. – Program Manager, Public Works

Attachment G: Well Log #60435 (Page 1 of 2)

Log No. 60435
Rec. 1967
Well No.
Permit No.
Do not fill in.

WELL LOG AND REPORT TO THE STATE ENGINEER OF NEVADA

PLEASE COMPLETE THIS FORM IN ITS ENTIRETY

Owner ~~Oliver~~ Derald Oliver Driller Douglas Slagle

Address 7237 Washburn - L V Address 4518 E. Vegas Valley Dr. Lic. No. 137

Location of well NW¼ SW¼ Sec. 34, T. 19 S/S, R. 60 E, in Clark County

or Block #1 Lot 7 Rainbow Addition

Water will be used for Domestic Total depth of well 300 ft.

Size of drilled hole 12 " Weight of casing per linear foot 12.15 #

Thickness of casing 10 Gage Temp. of water cool

Diameter and length of casing 8 5/8# X 300 ft.
(Casing 12" in diameter and under give inside diameter; casing 12" in diameter give outside diameter.)

If flowing well give flow in c.f.s. or g.p.m. and pressure

If nonflowing well give depth of standing water from surface

If flowing well describe control works
(Type and size of valve, etc.)

Date of commencement of well July 25.1968 Date of completion of well August 1968

Type of well rig Buckrus Erie 22 W Series Two

LOG OF FORMATIONS

From feet	To feet	Thickness feet	Type of material
0	6	6	White Gypsom clay
6	7	1	Sheet of soft Gypsom clay
7	18	11	White Gypsom clay
18	19	1	Sheet of soft Gypsom rock
19	26	7	White Gypsom clay
26	27	1	Rock
27	32	5	Gypsom clay
32	33	1	Hard rock
33	40	7	Gypsom clay
40	42	2	Conglamate
42	47	5	Lt.brown clay
47	49	2	Rock
49	57	8	White clay
57	61	4	Rock
61	88	27	Tan colored clay
88	89	1	Rock
89	107	18	Tan clored clay
107	118	21	Hard white clay
118	121	3	Gravel & water
121	145	24	Soft white clay
145	160	15	Brown clay
160	175	15	White sticky clay
175	180	5	Lt.brown clay
180	190	10	Sand gravel & water
190	205	15	Sticky white clay
205	220	15	Brown sandy clay

(OVER)

Water-bearing Formation, Casing Perforations, etc.

Chief aquifer (water-bearing formation)

from ..... to ..... ft.

Other aquifers

118 to 121 Ft

180 to 190 Ft

First water at 118 feet.

Casing perforated

from 115 to 300 ft.

Size of perforations

4" x 12"

919

Attachment G: Well Log #60435 (Page 2 of 2)

LOG OF FORMATIONS—Continued

From feet	To feet	Thickness	Type of material
220	233	13	Hard Rock
233	248	15	Sandy brown clay & rock
248	275	27	Brown sandy clay
275	300	25	White clay

CASING RECORD

Diam. casing	From feet	To feet	Length	REMARKS—Seals, Grouting, etc.
8"	0	300	300	Cmtd from 0 to 60 ft Gravel Packed from 60 ft to 300 Ft

GENERAL INFORMATION—Pumping Test, Quality of Water, etc.

Pete Turner worked as driller - impossible to determine water Static from his records

WELL DRILLER'S STATEMENT

This well was drilled under my jurisdiction and the above information is true to my best information and belief.

Signed Douglas Skaggs
Well Driller

By Self

License No. 137

Dated August, 1968

(Not to be filled in by Driller)

RECEIVED
NOV 25 1968
DIV. OF WATER RESOURCES
BRANCH OFFICE
LAS VEGAS, NEVADA

Attachment H: Public Notice

PUBLIC NOTICE

The Southern Nevada District Board of Health will conduct a PUBLIC HEARING on Thursday, November 19, 2026, at 11:00 AM during its regular monthly meeting in the Red Rock Conference Room at the Southern Nevada Health District at 280 S. Decatur Blvd., Las Vegas, Nevada, to approve or deny a variance request filed by Hannah and Raymond Fraser ("Petitioners"), to replace an existing septic system (SNHD Permit #ON0032970) on the property located at 7261 W. Washburn Rd., Las Vegas, NV 89149. If the PUBLIC HEARING is not conducted at the November 19 meeting, it will be conducted during the regular monthly meeting on Thursday, January 28, 2027 at 9:00 AM at the same location listed above.

The variance is requested to allow the Petitioners to alter an existing septic system not in accordance with the *Southern Nevada District Board of Health Regulations Governing Individual Sewage Disposal Systems and Liquid Waste Management*. The variance will allow the Petitioners to install a septic system on an undersized lot served by a domestic well.

All interested persons may appear at the hearing and state their positions. All written and oral submissions will be considered by the Southern Nevada District Board of Health. Written comments must be forwarded by November 18, 2026, to:

Daniel Isler, P.E., REHS
Environmental Health Engineer/Supervisor
Southern Nevada Health District
P.O. Box 3902
Las Vegas, Nevada 89127
isler@snhd.org

The variance application is available for review at the Southern Nevada Health District, 280 S. Decatur Blvd., Las Vegas, Nevada 89107. Please contact Cherie Custodio at (702) 759-0660 to schedule an appointment to review the application during the normal business hours of 8:00 AM to 4:30 PM.

- S -
Chris Saxton, MPH-EH, REHS
Director of Environmental Health

November 3, 2026
Date