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 for an existing septic system, SNHD Permit #ON0016285, located at 6065 Wittig Ave., Las Vegas, NV to allow the existing tree to encroach on the septic system and for the septic system to remain underneath the existing driveway.

I. BACKGROUND:

Jose Ayon ("Petitioner") is requesting a variance to obtain the approval for a Tenant Improvement in accordance with Section 3 of the *Southern Nevada District Board of Health Regulations Governing Individual Sewage Disposal Systems and Liquid Waste Management* ("SNHD ISDS Regulations") and to allow future building permits to be issued for the property located at Assessor's Parcel Number (APN) 125-23-505-005, also known as 6065 Wittig Ave., Las Vegas, NV 89131 ("Subject Property").

Petitioner requests a variance from Section 3.7 of the SNHD ISDS Regulations, which states that a "Tenant Improvement approval request shall be denied if the existing individual sewage disposal system (ISDS) is in violation of any of these Regulations." The existing septic system is currently in violation of Sections 11.3 and 11.16 of the SNHD ISDS Regulations.

Petitioner requests a variance from Section 11.3 of the SNHD ISDS Regulations, which states that "All trees shall be at least ten feet (10') from both the septic tank and leach field." There is a tree within 10 feet of the leach field. Petitioner would like to proceed with their Tenant Improvement approval request and allow the existing tree to remain.

Petitioner further requests a variance from Section 11.16, which states that "placement of any impervious covering, or any material deemed to be unacceptable to the Health Authority, over the soil absorption system is prohibited." Part of the leach field is covered by a circular driveway constructed of pavers. Petitioner would like to proceed with their Tenant Improvement approval request and allow the existing driveway to remain over the septic system.

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:

   "The existing 25' x 40' leach field was installed in 1978. The tree is located approximately 4 feet from the edge of the existing leach field and approximately 36 feet from the end of the leach field. Therefore, the tree is not located within 10 feet of the end of the leach field. The proposed 19' x 24' attached carport will not be built over the septic tank of leach field and will not require additional plumbing; However, it will be within the required setback."

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):

   "Relocating or redesigning the proposed carport due to the existing septic system location may result in additional engineering and construction costs. The applicant believes the tree is not within the required 10-foot distance."

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:

   "The proposed carport will not be built over the septic tank or leach field and will not require additional plumbing. The existing septic tank and leach field have not been modified since their original installation is 1978. The applicant requests an explanation regarding the current setback concerns in light of five (5) previous permit approvals issued by the building department and SNHD septic department for this property: 07/27/2020 (BD20-30929), 08/05/2020 (BD20-31486), 09/29/2020 (BD20-41734), 06/07/2021 (BD21-27504), and 11/15/2021 (BD21-56733)."

The Subject Property is depicted in Attachment C as Lot 3 (highlighted in red) of Parcel Map File 71, Page 22, which was recorded on December 31, 1991. The existing single-family residence on the Subject Property was constructed in 1979, and the existing septic system was approved on September 20, 1978. An analysis of available aerial photography shows that the tree was planted sometime before Spring 1999.

Examination of the Clark County Assessor's records and parcel genealogy show that the Petitioner is the second owner of the septic system and obtained the property in July 2018. The Petitioner has applied for approval of five Tenant Improvement projects since the adoption of the current SNHD ISDS Regulations in 2009.

An analysis of the surrounding area shows that there are 138 recorded well logs and 125 permitted septic systems within a square mile of the Subject Property. The nearest sewer

connection point is approximately 230 feet from the Subject Property according to a letter from The City of Las Vegas, dated July 31, 2019.

II. RECOMMENDATION:

The tree near the leach field poses a risk to the septic system via root intrusion. Root intrusion can damage the leach field or cause hydraulic failure, which may result in sewage backup into the structure being serviced by the septic system or leakage of untreated sewage from the septic system. However, the presence of trees allows for uptake of the effluent by the roots, which may improve treatment of the effluent.

The existing septic system is 48 years old where a typical septic system life span is about 30 years. There is an increased risk of failure of the septic system because the system has reached its life expectancy of 30 years, because of the potential for blockage of effluent disposal by tree root intrusion into the septic system, and continuous stresses placed by vehicular traffic driving over the septic system. However, the proposed project will not include plumbing, so it will not place any additional stress on the system.

The driveway covering the leach field limits evaporation from the leach field and prevents oxygen from reaching the soil below the leach field, which is necessary for its proper operation. Additionally, vehicular traffic over the leach field adversely impacts the treatment capabilities of the leach field through soil compaction, which also causes oxygen deficiency. Oxygen deficiency in leach fields can cause premature failure of the leach field and can cause partially treated wastewater to be discharged into the groundwater, which may affect nearby wells and wells downstream of the property. Additionally, leach fields contain perforated distribution pipes buried in gravel and are not designed or built to support vehicle loads, whose weight can crack, bend, or completely collapse these pipes.

Petitioner previously removed the portion of the driveway covering the leach field to meet the conditions set in the June 27, 2023 Tenant Improvement. However, during a site inspection performed on May 27, 2026 for the current Tenant Improvement for which this variance is being sought, SNHD found the driveway had been re-installed over the leach field. SNHD was unable to determine when the driveway re-installation occurred due to the placement of artificial turf over the portion of the driveway covering the leach field.

Staff are of the opinion that leaving the pavers in place and use of the driveway does pose an impact on the septic systems' ability to function as designed. Staff are of the opinion that the tree does too, but it would not endanger public health or safety. Since the variance is for both conditions, staff recommend DENIAL of the variance. If the Board of Health approves the variance, staff recommends approval with the following conditions outlined in Section III.

III. CONDITIONS:

1. This variance approval is for only the tree to be left in-place. The pavers shall be removed as was previously required as a condition of approval of the June 2023 Tenant Improvement.

2. 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 the closet gravity flow community sewage system available within 400 feet of the property line when the owner(s) are notified and legally required to do so by the sewer agency having jurisdiction.

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

4. No additional trees are allowed within 10 feet of any of the existing septic systems.

5. The variance will be in effect until the existing residential septic system is inactivated, removed, fails, or if the property changes land use. Conversion of the existing septic system for commercial use will result in the variance becoming null and void.

6. Petitioner and their successor(s) must provide a copy of the variance to potential buyers as part of the disclosure process per NRS 113.

Attachments:

A. Variance Candidate Application
B. Justification Letter
C. Parcel Map File 71, Page 22
D. Tenant Improvement Review (SEP-TI-26-0000011)
E. Final Inspection Report and Plot Plan for ON0016285
F. Well Driller's Report (Well Log #59966)
G. Quote for Tree Removal from AD Exterior Design
H. Quote for Tree Removal from The Davey Tree Expert Company
I. City of Las Vegas – Point of Connection Letter
J. 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: AYON FAMILY TRUST AYON JOSE & FAVIOLA TRS
Health Permit Number: ON0016285 Date of Inquiry: _____
Name of Operator/Agent: JOSE AYON
Address of Operator/Agent: 6065 WITTIG AVE., LAS VEGAS, NEVADA 89131
Contact Information of Operator/Agent:
Office Phone: _____ Cell Phone: (702) 581-1328
Fax Number: _____ Email Address: JA0776@YAHOO.COM
If corporation, the name/title of individual to sign for Variance document:
Name: JOSE AYON
Title: HOMEOWNER

OWNER INFORMATION

Name of Property Owner: JOSE & FAVIOLA AYON
Address of Property Owner: 6065 WITTIG AVE., LAS VEGAS, NEVADA 89131
Contact Information of Property Owner: JOSE AYON
Office Phone: _____ Cell Phone: (702) 581-1328
Fax Number: _____ Email Address: JA0776@YAHOO.COM

PROPERTY INFORMATION

Property Address: 6065 WITTIG AVE., LAS VEGAS, NEVADA 89131
Assessor's Parcel Number (APN): 125-23-505-005
Describe location within larger facility (i.e. hotel/casino/resort, etc.):
Single Family Residential

Describe Variance Issue (s): (Include sections of the Regulation or Nevada Administrative Code that applies to the request for a variance)
Section 2.7.2: "Permission to construct shall be denied if a public or community sewerage system is available within four hundred feet (400') of the nearest property line and can be accessed by a gravity flow line, and is accessible per the sewer authority of jurisdiction."
REQUESTING A VARIANCE REGARDING THE TREE'S PROXIMITY TO THE LEACH FIELD, THE REQUIRED SETBACK BETWEEN THE PROPOSED 19' x 24' ATTACHED CARPORT AND THE SEPTIC SYSTEM, AND VEHICULAR TRAFFIC RESTRICTIONS UNDER SNHD REGULATIONS SECTIONS 11.3, 5.2, AND 11.15.

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:

THE EXISTING 25' × 40' LEACH FIELD WAS INSTALLED IN 1978. THE TREE IS LOCATED APPROXIMATELY 4 FEET FROM THE EDGE OF THE EXISTING LEACH FIELD AND APPROXIMATELY 36 FEET FROM THE END OF THE LEACH FIELD. THEREFORE, THE TREE IS NOT LOCATED WITHIN 10 FEET OF THE END OF THE LEACH FIELD. THE PROPOSED 19' × 24' ATTACHED CARPORT WILL NOT BE BUILT OVER THE SEPTIC TANK OR LEACH FIELD AND WILL NOT REQUIRE ADDITIONAL PLUMBING; HOWEVER, IT WILL BE WITHIN THE REQUIRED SETBACK.

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):

RELOCATING OR REDESIGNING THE PROPOSED CARPORT DUE TO THE EXISTING SEPTIC SYSTEM LOCATION MAY RESULT IN ADDITIONAL ENGINEERING AND CONSTRUCTION COSTS. THE APPLICANT BELIEVES THE TREE IS NOT WITHIN THE REQUIRED 10-FOOT DISTANCE.

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:**

THE PROPOSED CARPORT WILL NOT BE BUILT OVER THE SEPTIC TANK OR LEACH FIELD AND WILL NOT REQUIRE ADDITIONAL PLUMBING. THE EXISTING SEPTIC TANK AND LEACH FIELD HAVE NOT BEEN MODIFIED SINCE THEIR ORIGINAL INSTALLATION IN 1978. THE APPLICANT REQUESTS AN EXPLANATION REGARDING THE CURRENT SETBACK CONCERNS IN LIGHT OF FIVE (5) PREVIOUS PERMIT APPROVALS ISSUED BY THE BUILDING DEPARTMENT AND SNHD SEPTIC DEPARTMENT FOR THIS PROPERTY: 07/27/2020 (BD20-30929), 08/05/2020 (BD20-31486), 09/29/2020 (BD20-41734), 06/07/2021 (BD21-27504), AND 11/15/2021 (BD21-56733).

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

Justification/Hardship Letter

Date: October 20, 2026

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

From: Jose Ayon
6065 Wittig Ave
Las Vegas, Nv 89131

Re: Parcel # 125-23-505-005

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 10 and Nevada Department of Environmental Protection Policy.

This variance request is made to permit construction of an ISDS on a lot with a septic density greater than the maximum for a conventional septic system.

The legal description of said property is APN # 125-23-505-005, further described as parcel map file 71 page 22, lot 3

I have owned the property since 2018 and I wish for approval to construct a 19' × 24' attached carport with no additional plumbing. The purpose of the carport is to protect vehicles from sap released by the mature pine trees on the property, which has been damaging the vehicle paint. The existing septic tank and leach field have not been modified since their original installation in 1978.

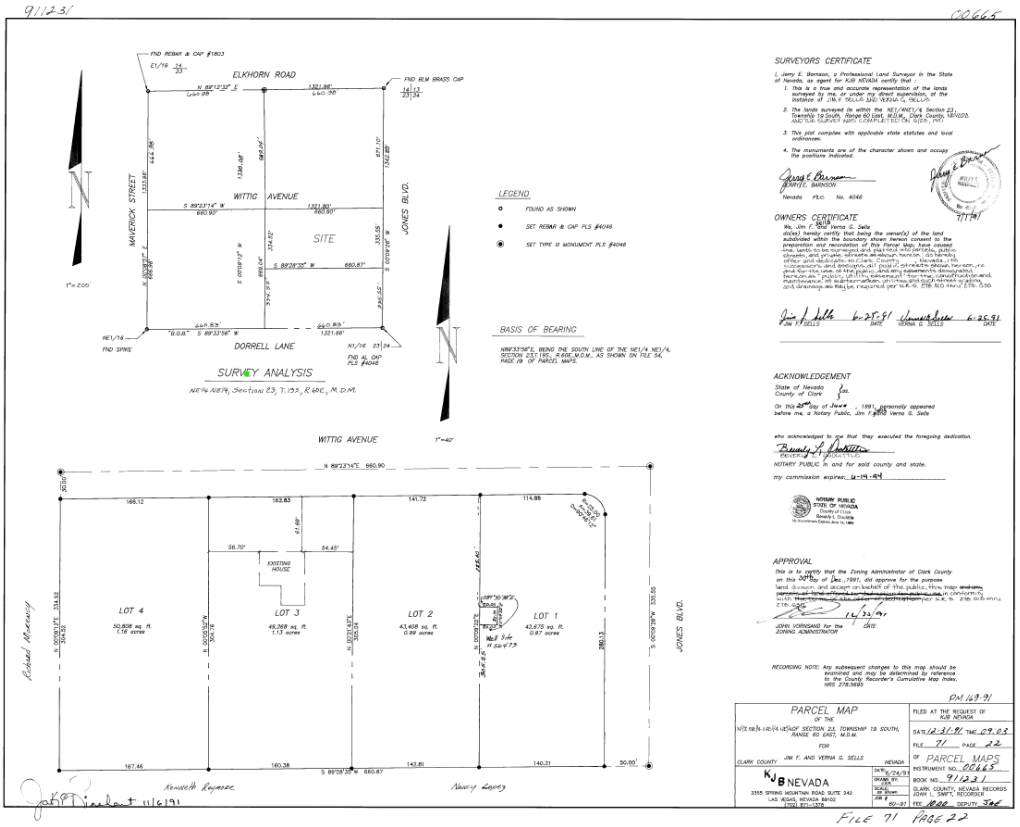
The applicant also requests a specific written explanation regarding the current septic system setback concerns in light of five (5) previous permit approvals issued by the building department and snhd septic department for this property: 07/27/2020 (bd20-30929), 08/05/2020 (bd20-31486), 09/29/2020 (bd20-41734), 06/07/2021 (bd21-27504), and 11/15/2021 (bd21-56733).

Please clarify whether these prior approvals included a review of the existing septic system and why the current setback concerns are being raised. Please also identify the specific documentation or requirements needed to resolve this issue and proceed with the pending permit.

Thank you for your consideration,

Jose Ayon

Attachment C: Parcel Map File 71, Page 22



FILE 71 PAGE 22

Attachment D: Tenant Improvement Review (SEP-TI-26-0000011) (Page 1 of 7)

SOUTHERN NEVADA HEALTH DISTRICT
280 SOUTH DECATUR BLVD • PO BOX 3902 • LAS VEGAS, NV • 89127 • 702-759-0660 (DIRECT)• 702-759-1000(24 HOURS)

REPORT AND/OR NOTICE OF INSPECTION

EHS	PERMIT NUMBER	FACILITY	ADDRESS
2177	ON0016285	AYON FAMILY TRUST and AYON JOSE & FAVIOLA TRS	6065 Wittig AVE Las Vegas, NV 89131-3013

DIST	CITY	APN #	SR #	WATER SOURCE
28	Las Vegas	125-23-505-005	SEP-TI-26-0000011	Community Well

CURRENT ACTION	Service Date	Status	Time In	Time Out	Result
628	05/19/2026		11:00	11:30	34

Travel Minutes	Miles	Violations Alleged	Violations Actual	Future Action	Action	Date
				76		

NOTIFIED OF THE FOLLOWING

The tenant improvement for the construction of the 19'x24' attached carport with no additional plumbing is REJECTED.

The proposed 19' x 24' carport will NOT meet the required setback from the septic system.

Additionally, compliance issues have been observed. In order for SNHD to re-evaluate this tenant improvement, the following must be done:

1.) There appears to be a tree located on or within 10ft of the leach field. As stated in Section 11.3 of the Individual Sewage Disposal Systems and Liquid Waste Management Regulations , this tree will need to be removed, and photographic evidence sent to SNHD - septics@snhd.org for re-evaluation.

2.) The proposed addition will be within 5 feet of the leach field and septic tank. As stated in Section 5.2 of the Individual Sewage Disposal Systems and Liquid Waste Management Regulations, "The horizontal separation from a shallow absorption system to the foundation of a building or structure shall be at least eight feet (8')". In order for SNHS to re-evaluate the proposed addition, a Cone of Influence letter will need to be provided by a NV Sate Licensed Engineer stating that the setback from the septic system to the proposed structure will not affect the septic systems integrity.

3.) In accordance with Section 11.15 of the Regulations Governing Individual Sewage Disposal Systems and Liquid Waste Management, vehicular traffic is not permitted over any part of the septic system . All vehicles parked over the septic system will need to be removed, and permanent barricades erected around the system to protect it from additional vehicle traffic. Photographic evidence can be sent to SNHD - septics@snhd.org for re-evaluation.

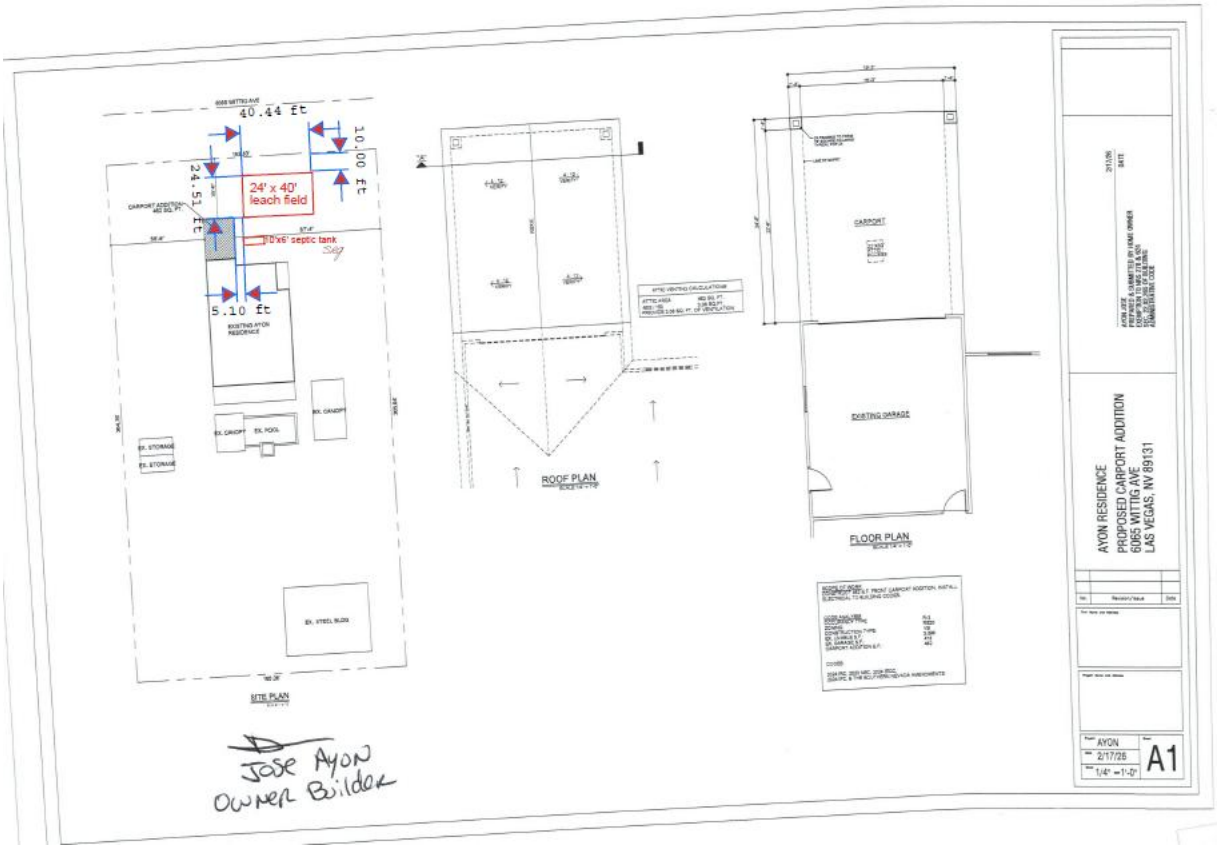
RECEIVED BY: Jose Ayon <JA0776@Yahoo.com>

ENVIRONMENTAL HEALTH SPECIALIST: Sarah George

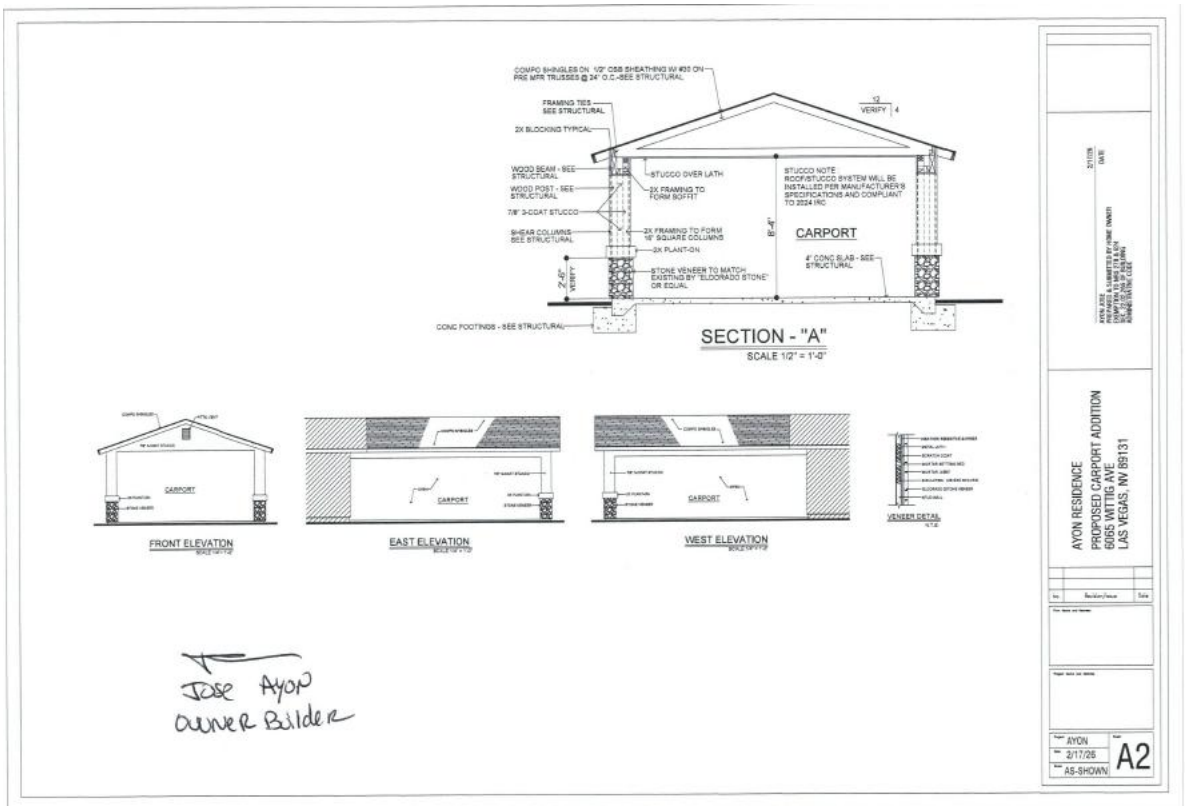
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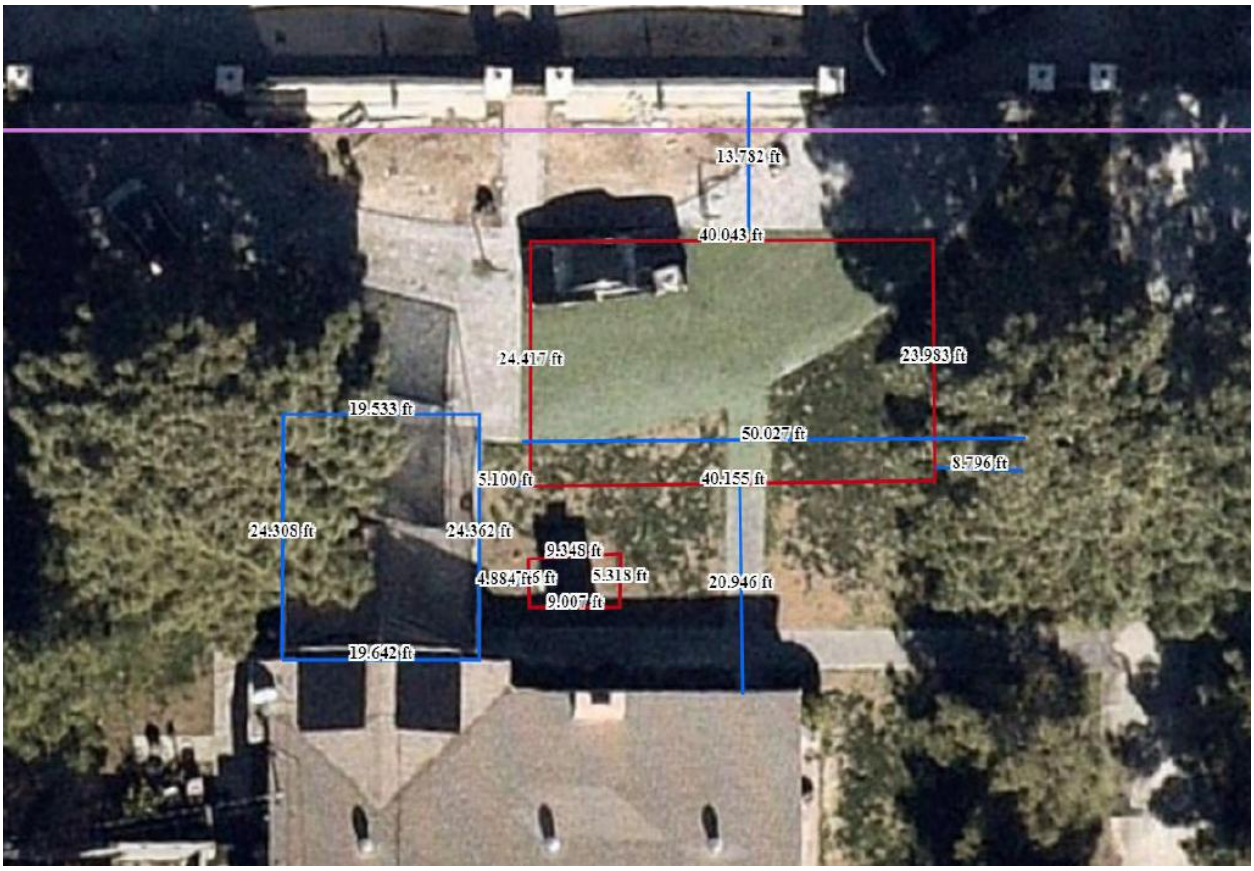
Attachment D: Tenant Improvement Review (SEP-TI-26-0000011) (Page 2 of 7)



Attachment D: Tenant Improvement Review (SEP-TI-26-0000011) (Page 3 of 7)



Attachment D: Tenant Improvement Review (SEP-TI-26-0000011) (Page 4 of 7)



Attachment D: Tenant Improvement Review (SEP-TI-26-0000011) (Page 5 of 7)

From: Daniel Burns [burnsd@SNHD.ORG]
Sent: Friday, June 16, 2023 11:12 AM
To: JA [ja0776@yahoo.com]
CC: Christopher Saxton [saxton@SNHD.ORG]; Septics [septics@SNHD.ORG]; John DeWolff [dewolff@SNHD.ORG]
Subject: AYON - 6065 WITTIG Tenant Improvement.

Mr. Ayon,

I have reviewed the file that John provided. My understanding is.

1. The tree was evaluated by Robert Fyda and he relayed to you that the tree appeared to be fine. This was based on crude aerial measurements he made. He did indicate that left the driveway to be resolved, which consisted of removal of the portion of the driveway that covers(ed) the leach field.
2. You submitted photos showing removal of the portion of the driveway covering the leach field, which you understand to be the final item to resolve to close our your TI with SNHD.
3. John relayed to you via email (June 15) that based on documents you provided, the tree's distance was questionable and requested you either remove the tree or provide proof it is outside of the leach field boundary. This was your reason for reaching out to Mr. Saxton

Technically, John is correct in that the tree distance is questionable. However, looking at the whole situation, I completely understand your frustration due to the email from Robert that cleared the tree.

While the tree distance to the leach field is questionable, you have addressed what had been initially asked of you. Next week, SNHD EH Engineering staff will finalize your TI as approved on our end and release our TI Hold. You will need to wait for the approval document from us, before you will be able to schedule any final building inspections you may have pending.

Please understand though, that should another TI be filed for this property the location of the tree to the leach field could be revisited and if found to be within 10-feet of the leach field would require removal.

Please contact me if you have questions regarding this.

Regards

Daniel C. Burns, PE, CEM, REHS
Environmental Health Engineer Manager
Southern Nevada Health District | Environmental Health

Mailing Address: P.O. Box 3902, Las Vegas, NV 89127
Physical Address: 280 S. Decatur Blvd., Las Vegas, NV 89107
Solid Waste Plan Review Main Phone: 702-759-0661

burnsd@snhd.org

Attachment D: Tenant Improvement Review (SEP-TI-26-0000011) (Page 6 of 7)





Attachment D: Tenant Improvement Review (SEP-TI-26-0000011) (Page 7 of 7)







Attachment E: Final Inspection Report and Plot Plan for ON0016285
(Page 1 of 2)

CLARK COUNTY HEALTH DISTRICT
625 SHADOW LANE ◆ LAS VEGAS, NEVADA 89106

GGW-00 ✓ S 3

PERMIT NO.	ADDRESS	CITY - TOWN
S 8410	6065 Wittig	Las Vegas
DATE SCH'D. ACT.	NAME	TYPE ESTAB. / CAPACITY / DATE PREV. INSP. / PREV. ACT. / PMD. / DIST.
9/20/78	SELLS, Jim	080081 — 05
	APPLICANT NAME	INITL. / ASSNG. / SURVEY / C C / SAMPLE / OTHER
		ACTION ORDER ▶ 5

NOTIFIED OF THE FOLLOWING

REQUESTED FINAL INSPECTION 1200 gal. 935 Sq. Ft.

NE NE Sec 23 T19 R60

Installation approved

#1841

FINDINGS

DATE OF INSPECTION	T F I	SANITARIAN
9.20.78	12	34

ACTION

CODE	DATE
2	9/20/78

RECOMMENDED: BCA 2

RECEIVED COPY | PUBLIC HEALTH SANITARIAN: Clem Swetin | REVIEWED BY | PAGE 197 OF

REPORT AND NOTICE OF INSPECTION

SEPTIC TANK:
Number of Compartments _____. Type of Material P Conc.
Inside Dimensions: Length 10 ft.; Width 5 ft.; Liquid Depth 3.16.
Total Liquid Capacity 1181 gals. Distance from Well _____ ft.

SUBSOIL DISPOSAL:
Distance from Well 100 ft. Distance from Foundation 20 ft.
Distance from Nearest Lot Line _____ ft. at Front 10, Side ___, Rear ___.

Seepage Beds:
Width 24 ft.; Length 40 ft.; Total Depth 4 ft.
Total effective absorption area in bottom of bed 960 sq. ft.
Number of Lines 3. Length of each line _____ ft.
Distance between lines 7 ft. Total length of tile lines _____ ft.
Type of filter material: Gravel ✓, Broken Stones _____, Other _____.
Depth of filter material beneath tile 1.5 ft. Over tile .16 ft.

Absorption Trenches:
Total length of tile lines _____ ft. Number of lines _____.
Length of each line _____ ft. Distance between lines _____ ft.
Trench width _____ ft. Total effective absorption area on sides of trenches _____ ft
Depth of filter material beneath tile _____ ft.; Over tile _____ ft.

Seepage Pits:
Number of pits _____. Diameter _____.
Effective Depth _____ ft. Lining Material _____.
Total effective absorption area of side wall _____.

DATE OF APPROVAL: 9.20.78, 19 ___. Clem Swetin
Sanitarian

NOTE: INSTALLATION APPROVED ONLY UNTIL SEWER AVAILABLE.

Attachment E: Final Inspection Report and Plot Plan for ON0016285
(Page 2 of 2)

CLARK COUNTY HEALTH DISTRICT
Las Vegas, Nevada 4-21-78
APPLICATION TO CONSTRUCT INDIVIDUAL SEWAGE DISPOSAL SYSTEM

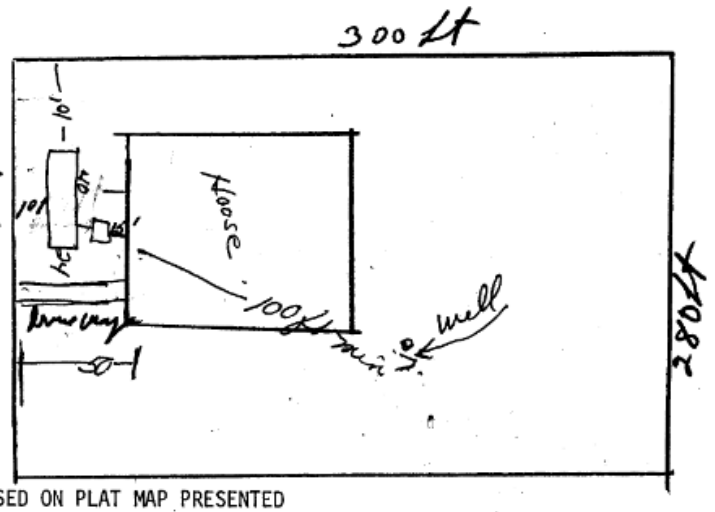
PERMIT NUMBER: S 8 4 1 0

1 DISTRICT: 09
2 BILLING CITY CODE: 05
3 PROPERTY OWNER NAME: SELLS, Jim
4 APPLICANT NAME: Same
5 PROPERTY LEGAL DESCRIPTION: NW¼SE¼NE¼NE¼ Sec. 23, T19S, R60E
6 STREET NO. | FRACTION | DIRECTION | STREET NAME: WITTIG (Jones) | TYPE ROAD
7 CITY: LAS VEGAS | ZIP CODE
8 PHONE: PREFIX | NUMBER | EXTENSION | AREA CODE
9 SEPTIC TANK CONTRACTOR | TYPE OWNER
10 WATER SUPPLIER: UNKNOWN
11 SANITATION DISTRICT VERIFICATION: PRIVATE WELL
12 APPLICANT/OWNER FREE FORM ADDRESS: T. Kelly
13 STREET NO. | FRACTION | DIRECTION | STREET NAME: Churchill | TYPE ROAD
14 CITY: 5817 | STATE: Las Vegas | ZIP CODE: Nv 89107
15 PHONE: AREA CODE | PREFIX | NUMBER | EXTENSION: 878 1744
16

17 TYPE CODE: 080 | CATEGORY: 081
TOTAL FIXTURE UNITS
18 SUBDIVISION: 23
19
20 MINIMUM SEPTIC TANK SIZE: 1200 gallon
21 MINIMUM LEACH FIELD SIZE: 935 sq. ft.
LAND AREA: 300 x 280 (84,000)
TOTAL BEDROOMS / BATHS
23 4 BDRMS 2 BATHS
24
25 WATER SUPPLY CONTROL NO. | TYPE
26 PARCEL NUMBER
27 PERMIT STATUS | EXPIRATION DATE: 9-27-78
28
29 Receipt 80916.
30 PREPARED BY: P. Eytchison
31 APPROVED BY

IN THE SPACE PROVIDED BELOW DRAW A LAYOUT OF YOUR PROPOSED SEWAGE DISPOSAL SYSTEM. INCLUDE ALL PROPERTY LINES, WATER COURSES, WELLS, BUILDINGS, SWIMMING POOLS, TREES, WATER LINES, STREAMS, AND EXACT DISTANCE IN FEET.

FIXTURE	UNITS	NO.	TOTAL
WATER CLOSETS	6 ea	2	12
BATHTUBS	2 ea	1	2
SHOWERS	2 ea	1	2
DOUBLE LAVATORIES	2 ea	1	2
SINGLE LAVATORIES	1 ea	1	1
KITCHEN SINK/ DISHWASHER	2 ea	1	2
CLOTHES WASHER	2 ea	1	2
OTHER:	ea		
	ea		
	ea		



LOCATION OF ISDS APPROVED BASED ON PLAT MAP PRESENTED BY APPLICANT THIS DATE AND SUBJECT TO RELEASE OF EXISTING PATENT RIGHT OF WAY, IF ANY.

APPLICATION APPROVED BY

APPLICANTS SIGNATURE

Attachment F: Well Driller's Report (Well Log #59966)

WHITE—DIVISION OF WATER RESOURCES
CANARY—CLIENT'S COPY
PINK—WELL DRILLER'S COPY

STATE OF NEVADA
DIVISION OF WATER RESOURCES

WELL DRILLERS REPORT
Please complete this form in its entirety

OFFICE USE ONLY
Log No. 59966
Permit No.
Basin

1. OWNER Jim Sells ADDRESS

2. LOCATION NE ¼ NE ¼ Sec. 23 T. 19 N/S R. 60 E. Clark County
PERMIT NO.

3. TYPE OF WORK: New Well ☑ Recondition ☐ Deepen ☐ Other ☐

4. PROPOSED USE: Domestic ☑ Irrigation ☐ Test ☐ Municipal ☐ Industrial ☐ Stock ☐ Other ☐

5. TYPE WELL: Cable ☐ Rotary ☑

6. LITHOLOGIC LOG

Material	Water Strata	From	To	Thickness
Soil		0	6	6
Caliche		6	15	9
Clay w/ Streak of Gravel		15	400	385

RECEIVED
NOV 23 1978
Div. of Water Resources
Branch Office — Las Vegas, Nev.

Date started 4-12-, 1978
Date completed 4-13-, 1978

7. WELL TEST DATA

Pump RPM	G.P.M.	Draw Down	After Hours Pump

BAILER TEST
G.P.M. Draw down feet hours
G.P.M. Draw down feet hours
G.P.M. Draw down feet hours

8. WELL CONSTRUCTION
Diameter hole 12¼ inches Total depth 400 feet
Casing record 0-400
Weight per foot 12.15 Thickness .134

Diameter	From	To
8 5/8 inches	0 feet	400 feet
inches	feet	feet
inches	feet	feet
inches	feet	feet
inches	feet	feet
inches	feet	feet

Surface seal: Yes ☑ No ☐ Type Cmt.
Depth of seal 50 feet
Gravel packed: Yes ☑ No ☐
Gravel packed from 50 feet to 400 feet

Perforations:
Type perforation Factory
Size perforation 8 Rows
From 340 feet to 400 feet
From feet to feet
From feet to feet
From feet to feet
From feet to feet

9. WATER LEVEL
Static water level 83 Feet below land surface
Flow G.P.M.
Water temperature Cold ° F. Quality

10. DRILLERS CERTIFICATION
This well was drilled under my supervision and the report is true to the best of my knowledge.

Name Lee R. Thomas
Address 5965 N. Maverick
Nevada contractor's license number 10831
Nevada driller's license number 623
Signed Lee R. Thomas
Date 5-24-78

USE ADDITIONAL SHEETS IF NECESSARY 5471

Attachment G: Quote for Tree Removal from AD Exterior Design

AD EXTERIOR DESIGN				TREE , STUMP & RECONDITION AREA 10/23/2026 **TREE REMOVAL & SITE RECONDITIONING**			
				Property Owner			
Bid Limit $100K Lic# 90932 C-10 CONTRACTOR 5782 West Desert Inn Las Vegas 89146 702- 233-8603 Office - AD EXTERIORS 702-375-8972 Stevan Cell				Name: **Mr. Jose & Mrs. Faviola Ayon** Address: **6065 Wittig Ave** City/State/Zip: **Las Vegas Nevada 89138** Email: Ja0776@yahoo.com Phone: **702-581-1328**			
AD EXTERIOR is pleased to submit a Work Sheet for this project. All items will be installed with professional workmanship. All necessary labor, equipment and materials are included to complete the work listed below. All Permits &							
	FINANCING - HFS FINANCAIL .COM	**LYONS FINACIAL.COM**		**Follow Us On Webb WWW.ADEXTERIORDESIGNS.COM**			
	Removal Of 19" Wide X 38ft Pine Tree With Stump & Large Roots						
	Includes						
	Removal Of Tree						$4,975.00
	Removal Of Stump						$2,872.00
	Removal Of Large Root System 8" Thickness and All Roots Connected						$1,895.00
	Back Fill Affected Area With Top Soil & Compaction						$625.00
	6" From Surface Install Plant Mix For Natural Turf						$210.00
	Installation Of Hybrid Fescue Sodding Based Area Approximately 10ft x 10ft Area						$722.00
	Repair Irrigation in Area For re Direction For New Turf						$385.00
				TOTAL COST			**$11,684.00**
	PAYMENT STRUCTURE						
	10% Signing Of Contract						
	40 % Start Of Work						
	40 % After Downing Of Tree Before Haul Off						
	10 % Upon Completion Of Removal , Regrading, Turf & Irrigation Completion						
	Estimated Time For Completion 3 Days						
Client Signature:							
THANK YOU FOR YOUR BUSINESS!							

Attachment H: Quote for Tree Removal from The Davey Tree Expert Company

DAVEY
Proven Solutions for a Growing World

The Davey Tree Expert Company ("Company")
924 E. Colton Ave
N Las Vegas, NV 89030-8064
Phone: (702) 251-5514 Fax: (702) 253-1456
Email: Joshua.Beverly@davey.com
NV Business Lic 44728

Client	10/22/2026
JOSE AYON 6065 Wittig Ave Las Vegas, NV 89131-3013	Proposal #: 20069136-1792701785 Account #: Home: (702) 581-1328 Email: JA0776@YAHOO.COM

	Tree Care	Service Period	Price	Tax	Total
☐	Tree Removal	November	$3,800.00		$3,800.00

Front Yard :
[1] Pine Tree remove tree, grind stump approx. 3-5 inches below ground.
Cut material, debris disposal & general clean-up included.

☐ YES, please schedule the Services marked above.

Other Important Terms: See the attached "Terms and Conditions" either set forth on the reverse side of this Agreement or attached to this Agreement for additional information, such as early termination, maintenance responsibilities, warranties, late and default charges and insurance.

ACCEPTANCE OF PROPOSAL: By signing below, Client agrees and accepts the terms and conditions stated above and the Terms and Conditions either set forth on the reverse side of this Agreement or attached to this Agreement. Company is authorized to do this work as specified. All deletions have been noted. I understand that once accepted, this Agreement constitutes a binding contract. If Client is a legal entity, the undersigned hereby represents that the undersigned has full authority to enter into this Agreement on behalf of Client. This proposal may be withdrawn if not accepted within 30 days.

YOU ARE ENTITLED TO A COMPLETELY FILLED IN COPY OF THIS AGREEMENT, SIGNED BY BOTH YOU AND US, BEFORE ANY WORK MAY BE STARTED

DOOR-TO-DOOR SALE/ HOME SOLICITATION: If this Agreement is the result of a Door-to-Door or Home Solicitation Sale (under applicable state or federal law), the following provision applies:

You, the buyer, may cancel this transaction at any time prior to midnight of the third business day after the date of this transaction. See the attached notice of cancellation form for an explanation of this right. If you cancel this agreement, the seller may not keep all or part of any cash down payment.

CLIENT:		COMPANY:	
Signature:	_____	Signature:	Joshua Beverly
Name (print):	_____	Name (print):	Joshua Beverly
Title:	_____		ISA Certified Arborist WE-15163A
Date:	_____	Title:	Sales and Service Coordinator
		Date:	10/22/2026

Attachment I: City of Las Vegas – Point of Connection Letter

LAS VEGAS CITY COUNCIL

CAROLYN G. GOODMAN
Mayor

MICHELE FIORE
Mayor Pro-Tem

STAVROS S. ANTHONY
CEDRIC CREAR
BRIAN KNUDSEN
VICTORIA SEAMAN
OLIVIA DIAZ

SCOTT D. ADAMS
City Manager

DEPARTMENT OF PUBLIC WORKS
MIKE JANSSEN, P.E.
DIRECTOR

DEVELOPMENT SERVICES CENTER
333 N. RANCHO DRIVE
LAS VEGAS, NV 89106
702.229.4830 | VOICE
711 | TTY
cityoflasvegas
lasvegasnevada.gov

July 31, 2019

Robert Fyda, P.E.
Southern Nevada Health District
PO Box 3902
Las Vegas, NV 89127

RE: 6065 W Wittig Ave

APN: 125-23-505-005

Dear Mr. Fyda:

The subject property is located on the south side of Wittig Avenue approximately 330 feet east of Jones Boulevard in an unincorporated area of Clark County (Las Vegas city limits are adjacent to this property). The property is outside of the City of Las Vegas ("City") municipal sewage disposal system service area, but may be authorized to connect to the City municipal sewage disposal system under certain circumstances per Ordinance 6561.

There is an 8-inch diameter public sewer east of the intersection of Wittig Avenue and Jones Boulevard, approximately 230 feet from the subject property and is accessible by gravity flow. Southern Nevada Health District (SNHD) Regulations Governing Individual Sewage Disposal Systems (ISDS) and Liquid Waste Management 2.7.2 states:

Permission to construct (an ISDS) shall be denied if:
2.7.2 A public or community sewerage is available within four hounded feet (400') of the nearest property line and can be accessed by a gravity flow line, and is accessible per the sewer authority of jurisdiction.

The City supports SNHD regulations and **would not support the issuance of a new or modified ISDS permit for this property.**

Attachment J: 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 Jose Ayon ("Petitioner"), to allow an existing tree and driveway to encroach on the existing septic system (SNHD Permit #ON0016285) on the property located at 6065 Wittig Ave., Las Vegas, NV 89131, APN 125-23-505-005.

The variance is requested to allow the Petitioner to obtain approval for a Tenant Improvement in accordance with Section 3 of the *Southern Nevada District Board of Health Regulations Governing Individual Sewage Disposal Systems and Liquid Waste Management* and to allow future building permits to be issued. The variance will allow the existing tree to remain within 10 feet of the leach field and allow the existing driveway to remain over the leach field.

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 Daniel Isler 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