



# Memorandum

**Date:** April 24, 2025

**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* CL

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**Subject:** Variance request for an existing septic system, SNHD Permit #ON0027243, located at 6855 W. Deer Springs Way, Las Vegas, NV to allow existing trees to encroach on the septic system.

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## **I. BACKGROUND:**

Shawn and Amber Danoski ("Petitioners") are 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) 125-22-703-001, also known as 6855 W. Deer Springs Way, Las Vegas, NV 89131 ("Subject Property"). The existing septic system was approved on January 22, 1998.

Petitioners request 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 Section 11.3 of the SNHD ISDS Regulations.

Petitioners further request 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 are multiple trees on or near the septic tank. Petitioners would like to proceed with their Tenant Improvement approval request and allow the existing trees to remain.

Petitioners state 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 request is unique and not likely to affect others since the septic tank sits inside a 10-acre lot and is over 250 feet from a pool or any water well system. The existing trees provide shade for the horse barn and partial arena which aligns with the agricultural guidelines for the area. The trees have no current impact on operations of the septic tank."*

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):

*"Compliance will be burdensome for several reasons.*

1. *Environmental Impact: Loss of shade for livestock and it would negatively affect the ecosystem of the property.*
2. *Property Value: The mature trees contribute to the aesthetic appeal and potential decrease in property value.*
3. *Cost of Removal: The financial burden of removing two large, mature trees can be significant. It requires special equipment and labor.*
4. *Loss of Harvestable Resources: Pecan trees can provide substantial harvests and losing them means a loss of that resource.*
5. *Disruption of Property Use: Removing the trees might disrupt the use of the property for certain activities, which is especially important in warmer weather.*
6. *Permitting and Compliance Process: Navigating the regulatory requirements to comply with the removal order could involve time-consuming paperwork, inspections, and other procedural hurdles.*
7. *Impact on Privacy or Security: The tree removal will affect the privacy of the property. They provide a natural barrier in front of the horse barn and the guest house."*

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 variance request will not adversely affect the safe and sanitary operation of the existing pool or any water well system on site since the septic tank is located over 250 feet from either."*

The Subject Property is depicted in Attachment C as Lot 001 (highlighted in red) of the Assessor's Parcel Map. The existing single-family residence on the Subject Property was constructed in 1998. There are three septic systems on the property (SNHD Permits ON0027241, ON0027242, and ON0027243), all of which were installed around the same time. This variance concerns the septic system identified as SNHD Permit ON0027243, which is connected to an accessory structure on the Subject Property.

Examination of the Clark County Assessor's records and parcel genealogy show that Petitioners are the 3<sup>rd</sup> owners of the septic system and obtained the property in October 2017. The property has not been improved since the adoption of the current regulations in 2009.

An analysis of the surrounding area shows that there are 82 recorded well logs and 140 permitted septic systems within a square mile of the Subject Property. The nearest sewer connection point is approximately 665 feet from the property line.

There are two existing pecan trees located less than 10 feet from the septic tank. An analysis of available aerial photography shows the trees were present in the Spring of 1999 or earlier, suggesting that they were planted shortly after the septic system was installed.

## **II. RECOMMENDATION:**

These trees near the septic tank pose a risk to the septic system via root intrusion. Root intrusion can damage the septic tank 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 tank.

Water quality analysis of the well water from the Subject Property, included as Attachment G, showed that the well contains nitrate levels equal to the Safe Drinking Water Act (SDWA) Maximum Contaminant Level (MCL) standard of 10 mg/L. The MCL represents the concentration determined by the US EPA to cause adverse public health effects.

Although the well water contains a high nitrate concentration, the trees are not likely to have contributed to this. Instead, the nitrate contamination is more likely due to the moderately high density of septic systems in the area.

Staff is of the opinion that granting the variance would not endanger public health or safety if it is subject to the conditions below. Staff recommends APPROVAL of the variance for the following reasons:

- Public sewer infrastructure is not available within a reasonable connection distance; the nearest point of connection is more than 650 feet from the Subject Property.
- Public water infrastructure (LVVWD) is not available.
- If the existing system fails, advanced treatment systems are available that can discharge high quality effluent and prevent further degradation of groundwater quality.
- Denial of the variance will cause a substantial burden to the Petitioners and their property right.

If the Board of Health approves the variance, staff recommends approval with the following conditions outlined in Section III.

## **III. CONDITIONS:**

If approved, staff recommends the following 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 constructed in the future to 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. No additional plumbing fixtures will be connected to the existing septic system.
4. If the existing septic system fails or is replaced for any reason, an advanced treatment system will be installed in lieu of a conventional system.
5. No additional trees are allowed within 10 feet of any of the existing septic systems.
6. 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.
7. Petitioners 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. Assessor's Parcel Map
- D. Tenant Improvement Review (SR0052546)
- E. Final Inspection Report and Plot Plan for ON0027243
- F. Well Driller's Report (Well Log #58555)
- G. Well Water Quality Report
- H. Quote for Tree Removal from Center Cut Landscaping
- I. Public Notice

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



**VARIANCE CANDIDATE WORKSHEET**

**PART I:**

**ESTABLISHMENT 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: Shawn and Amber Danoski  
Address of Property Owner: 6855 W. Deer Springs Way, Las Vegas, NV  
Contact Information of Property Owner:  
Office Phone: (702) 434-9991 Cell Phone: (702) 296-8111  
Fax Number: (702) 243-5556 Email Address: shawnd@buildwithdcbg.com

**PROPERTY INFORMATION**

Property Address: 6855 W. Deer Springs Way, Las Vegas, NV  
Assessor's Parcel Number (APN): 125-22-703-001  
Describe location within larger facility (i.e. hotel/casino/resort, etc.):  
Single family home on 10 acre lot.

Describe Variance Issue (s): (Include sections of the Regulation or Nevada Administrative Code that applies to the request for a variance)

Existing 50-year-old trees near septic tank. Section 5.1 of Regulation.

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 request is unique and not likely to affect others since the septic tank sits inside a 10-acre lot and is over 250 feet from a pool or any water well system. The existing trees provide shade for the horse barn and partial arena which aligns with the agricultural guidelines for the area. The trees have no current impact on operations of the septic tank.

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):**

Compliance will be burdensome for several reasons.

1. Environmental Impact: Loss of shade for livestock and it would negatively affect the ecosystem of the property.
2. Property Value: The mature trees contribute to the aesthetic appeal and potential decrease in property value.
3. Cost of Removal: The financial burden of removing two large, mature trees can be significant. It requires special equipment and labor.
4. Loss of Harvestable Resources: Pecan trees can provide substantial harvests and losing them means a loss of that resource.
5. Disruption of Property Use: Removing the trees might disrupt the use of the property for certain activities, which is especially important in warmer weather.
6. Permitting and Compliance Process: Navigating the regulatory requirements to comply with the removal order could involve time-consuming paperwork, inspections, and other procedural hurdles.
7. Impact on Privacy or Security: The tree removal will affect the privacy of the property. They provide a natural barrier in front of the horse barn and the guest house.

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 variance request will not adversely affect the safe and sanitary operation of the existing pool or any water well system on site since the septic tank is located over 250 feet from either.

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 (Page 1 of 3)



101 E. Warm Springs Road, Las Vegas, NV 89119  
Office: (702) 434-9991 | Fax: (702) 243-5556

Justification / Hardship Letter

February 10, 2025

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

RE: Parcel # 125-22-703-001

To Whom It May Concern,

I hereby make this 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 5.1 that states "No septic tank or soil absorption system shall be located within ten feet (10') of any property line or tree, or shall trees be planted within ten (10') of a soil absorption system or septic tank."

The legal description of said property is APN # 125-22-703-001, further described as 6855 W. Deer Springs Way, Las Vegas, NV 89131. It is a 10-acre lot that includes a single-family residence, a barn, a guest house, and a 12-foot garage addition.

I have owned the property since October 2017, and I pulled a permit to construct the 12-foot garage addition at the back of the lot that does not include plumbing in the permit. The septic tank in question services a separate guest house with two existing pecan trees located over 150 feet away from the garage addition. The garage addition includes solar panels that were installed to cover the power requirements, which included a modified roof line addition to the garage.

This variance request is to allow the two existing  $\pm$  50-year-old pecan trees to remain on site.

The request is unique and not likely to affect others (neighbors or other systems) since the septic tank sits inside a 10-acre lot and is over 250 feet from a pool or any water well system. The existing trees play a crucial role in providing essential shade for the horse barn and partial arena, enhancing animal welfare and supporting sustainable land use practices in alignment with the area's agricultural guidelines. Additionally, the trees show no signs of affecting the septic tank's operations.

Complying with Section 5, paragraph 5.1 of the regulation for Location of Individual Sewage Disposal Systems is challenging and cumbersome for the following reasons:

1. **Environmental Impact:** Removing the existing trees will result in loss of shade for livestock, negatively affecting the ecosystem of the property.
2. **Property Value:** The mature trees contribute to the aesthetic appeal and their removal could negatively impact both the visual charm and overall property value.



Attachment B: Justification Letter (Page 2 of 3)

3. **Cost of Removal:** The financial burden of removing two large, mature trees can be significant. It requires special equipment and labor.
4. **Cost of Install:** The financial burden of purchasing two new large trees to install in a different location can be significant. It requires special equipment and labor.
5. **Loss of Harvestable Resources:** Pecan trees can provide substantial harvests and losing them means a loss of that resource.
6. **Disruption of Property Use:** Removing the trees significantly disrupts the use of the property for certain activities, eliminating vital shade that supports outdoor activities, which is especially important in warmer weather.
7. **Permitting and Compliance Process:** Navigating the regulatory requirements to comply with the removal order could involve time-consuming paperwork, inspections, and other procedural hurdles. This can create a hardship due to limited resources or time to dedicate to meeting these demands.
8. **Impact on Privacy or Security:** The tree removal will compromise the privacy of the property and security because they serve as a natural barrier. Removing them would reduce the property's sense of seclusion, leaving the area exposed and vulnerable.

In addition, below is a breakdown of costs.

- Cost for water tests: \$1,000.00
- Cost of tree removal: \$5,505.00
- Cost of tree installation: \$8,260.00 +
- Application fees: \$1,545.00 + \$209.00 + \$250.00 = \$2,004.00
- **Total: ± \$16,769.00**

In conclusion, for the reasons stated above, granting the variance does not endanger human health or safety and will not adversely affect the safe and sanitary operation of the existing pool or any water well system on the property, as the septic tank is located over 250 feet from both. The trees in question pose no threat to the septic system's functionality and play a vital role in maintaining the property's aesthetic appeal, privacy, and usability for agricultural activities. Considering these factors, approving the variance supports both the health and integrity of the property, without compromising regulatory standards.

I have included a picture that shows the entire 10-acre parcel and notes the locations of the trees and the 12-foot garage addition.

If you should require additional information or have any questions, please feel free to call me at (702) 296-8111 or email [shawnd@buildwithdcbg.com](mailto:shawnd@buildwithdcbg.com). Thank you for your consideration.

Sincerely,



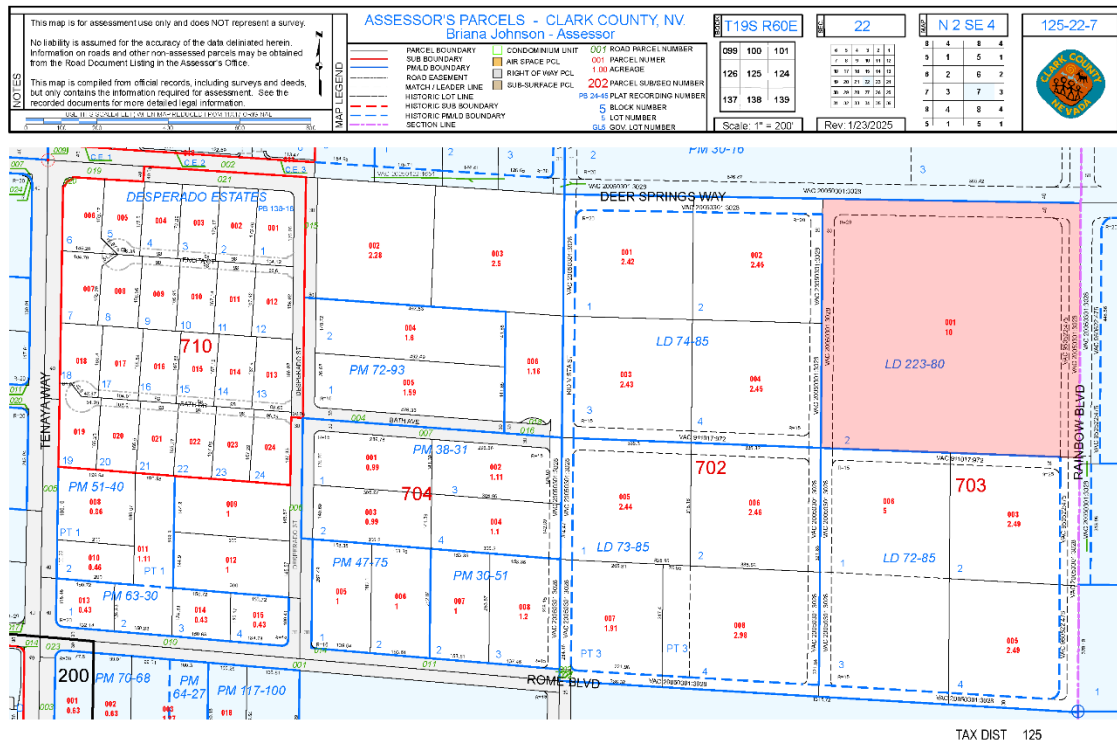
Shawn Danoski

Cc: Commissioner Kirkpatrick

Attachment B: Justification Letter (Page 3 of 3)



Attachment C: Assessor's Parcel Map



## Attachment D: Tenant Improvement Review (SR0052546) - Page 1 of 2

**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 ON0027241	FACILITY DANOSKI S A FAMILY TRUST and DANOSKI SHAWN & AMBER LEIGH TRS			ADDRESS 6855 W Deer Springs WAY Las Vegas, NV 89131		
DIST 14	CITY Las Vegas	APN # 125-22-703-001			SR # SR0052546	WATER SOURCE Domestic Well	
CURRENT ACTION 628	Service Date July 3rd, 2024	Status 92	Time In 9:30	Time Out 10:30	Result 33		
	Travel Minutes	Miles	Violations Alleged	Violations Actual	Future Action 76	Action	Date

## NOTIFIED OF THE FOLLOWING

The tenant improvement plan for the extended garage with no plumbing changes is **CONDITIONALLY APPROVED**.

The proposed extension meets the required setback from the septic tank and leach fields.

However, there are compliance issues observed and conditions have been placed. If these conditions are met, the tenant improvement may be re-evaluated for re-approval.

(1) There are a number of trees on and within 10ft of the leach field and septic tank adjacent to the casita. As stated in Section 11.3 of the Individual Sewage Disposal Systems and Liquid Waste Management Regulations, these trees will need to be removed and send photographic evidence to SNHD for final approval.

The permit for the extended garage with no plumbing changes can be released but **PLACE A HOLD ON THE FINAL INSPECTION**.

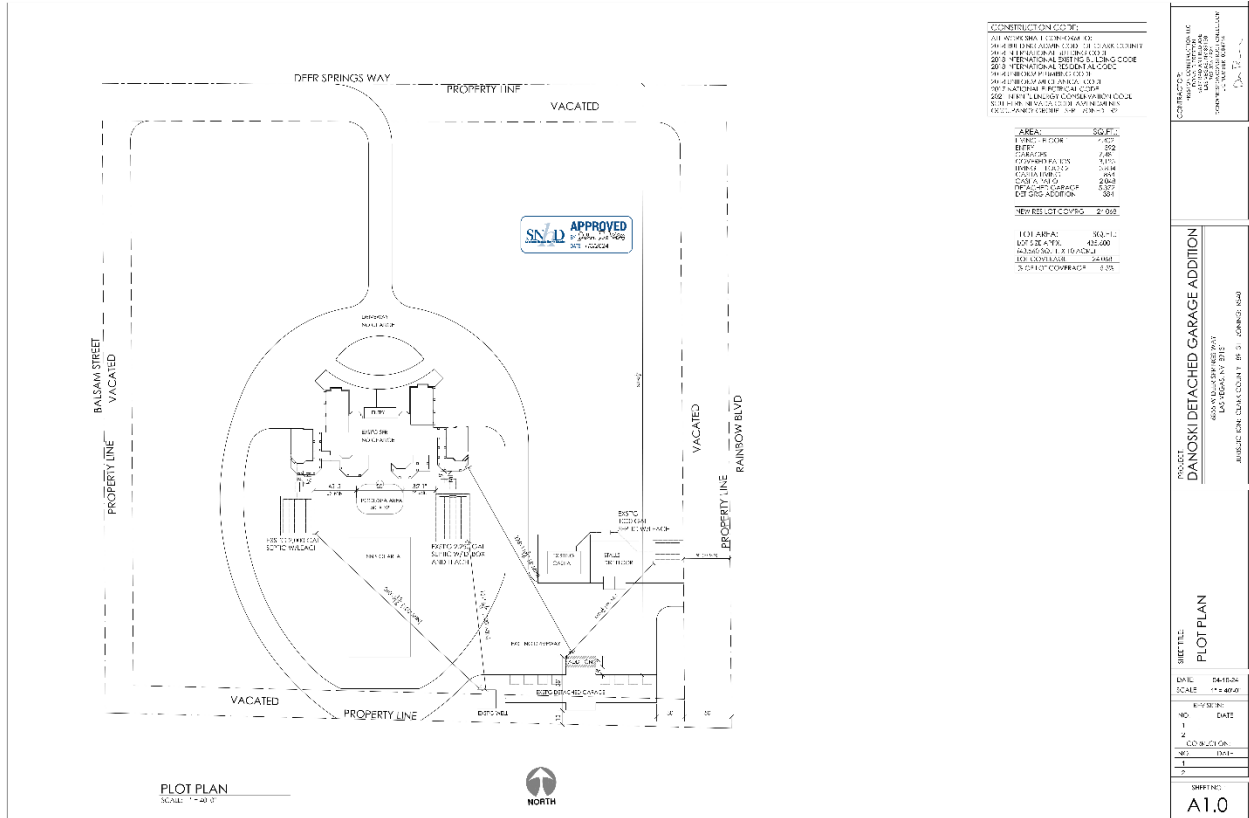
RECEIVED BY:

ENVIRONMENTAL HEALTH SPECIALIST:

\_\_\_\_\_  
*Sarah George*



## Attachment D: Tenant Improvement Review (SR0052546) - Page 2 of 2





April 24, 2025

Attachment E: Final Inspection Report and Plot Plan for ON0027243  
(Page 1 of 2)CLARK COUNTY HEALTH DISTRICT  
625 Shadow Lane • Las Vegas, Nevada  
Telephone 383-1271 (Direct) • 385-1291 (24 Hours)

SAN	CONTROL NO SK361	ESTABLISHMENT GGV-02	ADDRESS 6855 DEER SPRINGS WAY LAS VEGAS NV 89131	
DIST	125 22 703 001 19 60 22 SE NE		PERSON INTERVIEWED MPR	
CITY	LD 223-80		TELEPHONE (702) 236-5921	
INFORMATION		ABSORB	LOT SZ	FIX
5511 084		1000	775	375923
ASSESSOR #		WATER #		
5511 084		11		
MEDIA ROOM		W4230-GGV-00		
PREVIOUS ACTION	SAN C	ACTION	DATE	STATUS
13	6*	01/21/98		
CURRENT ACTION	SAN C	ACTION	DATE	STATUS
17	6A	1/22/98		
TIME IN		TIME OUT		
1:30		2:05		
VIOLATIONS ALLEGED		VIOLATIONS ACTUAL		
7 0				
FUTURE ACTION		ACTION		
		5A		
		DATE 01/21/98		
		PRIVATE HOUSEHOLD		

SEPTIC TANK: Total Capacity 1000 gallonsNUMBER COMPARTMENTS 2 TYPE Material FInside Dimensions: Length 10 ft    in Width 4 ft 6 in Liquid Depth 3 ft    inDistance From Well: 300 ft Dir N Distance from Foundation 20 ft Dir EDistance From Lot Line: Nearest 85 ft Dir W Front Side RearSUBSOIL DISPOSAL: Effective absorption areas 775 sq. ft.Distance From Well: 300 ft Dir N Distance From Foundation 40 ft Dir EDistance From Lot Line: Nearest 40 ft Dir W Front Side RearType Disposal B Number Lines/Pits 4 Length of each Line 26 ftDistance between lines 6 ft Total Length of Lines 104 ft    inFilter Material G Depth beneath Tile 1 ft 6 in Depth over Tile    ft 2 inTotal Width/Diameter 24 ft    in Total Length 32 ft    in Total Depth 4 ft 10 in

## COMMENTS:

HARDIN &amp; SONS 399-3878

*Best Approval OK To Backfill*NOTE: NO PAVING OR VEHICULAR TRAFFIC ALLOWED OVER INDIVIDUAL SEWAGE DISPOSAL SYSTEM.  
THIS INSTALLATION IS APPROVED ONLY UNTIL SEWER IS AVAILABLE.

RECEIVED COPY:

*Dale Mat*

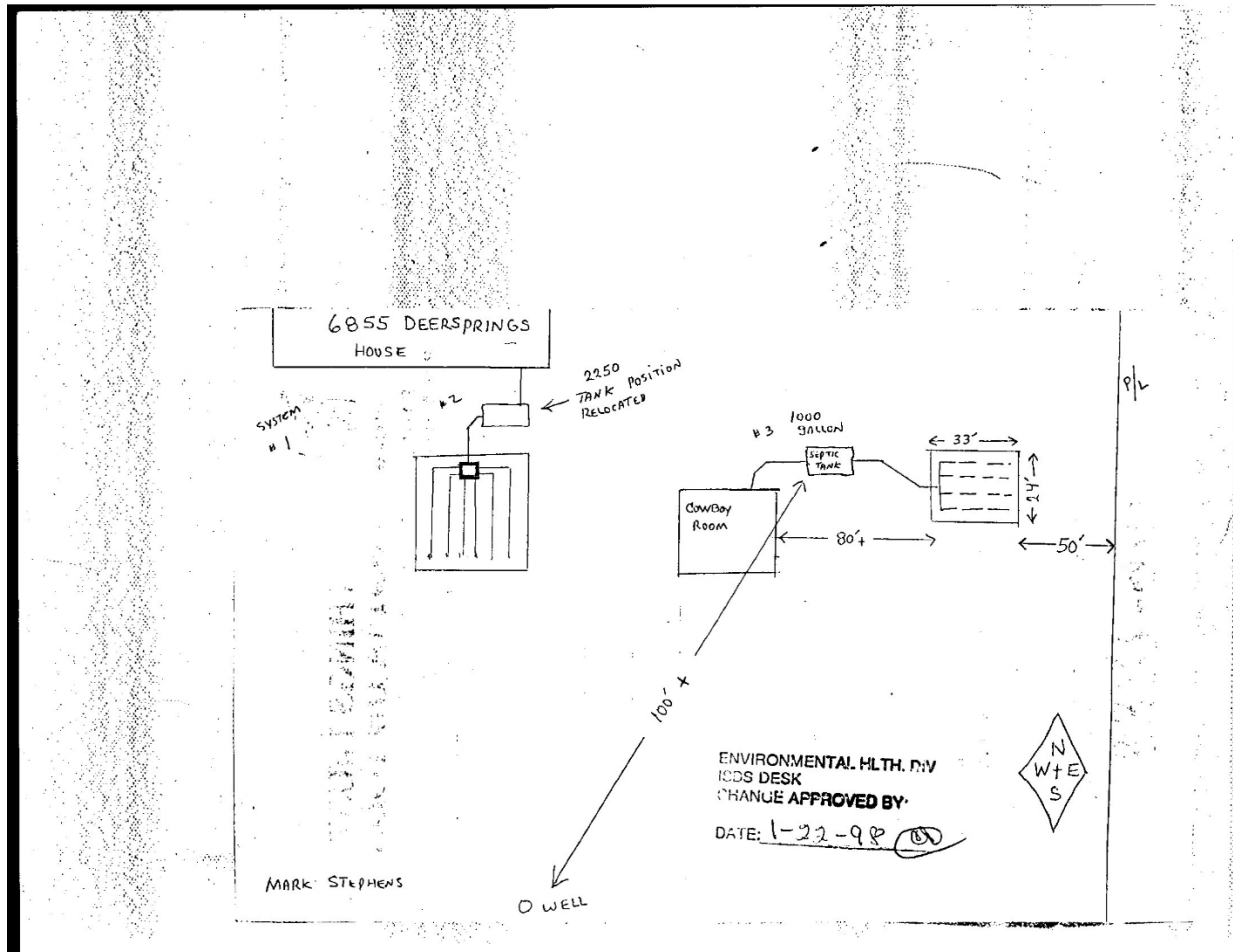
SANITARIAN

*[Signature]*

REVIEWED BY:

*[Signature]*  
1-28 19 98REPORT AND NOTICE OF INSPECTION  
INDIVIDUAL SEWAGE DISPOSAL SYSTEM

Attachment E: Final Inspection Report and Plot Plan for ON0027243  
(Page 2 of 2)



[illegible]



## Attachment G: Well Water Quality Report (Page 1 of 3)



6245 Harrison Drive, Suite 4, Las Vegas, NV 89120

(702) 321-8315 Phone

(702) 597-2098 Fax

Email: veritaslabs@msn.com

CLIENT COMPANY NAME: Universal Engineering Science  
 CLIENT PROJECT NAME: **6855 Deer Springs Way**  
 CLIENT PROJECT NUMBER: 4040.2200144.0000  
 VERITAS LAB ORDER ID: V22J085

## ANALYTICAL RESULTS

CLIENT SAMPLE ID: **Well-01** DATE/TIME SAMPLED: 10/19/22 10:20  
 VERITAS SAMPLE ID: V22J085-01 DATE/TIME RECEIVED: 10/19/22 11:09

**Matrix: Drinking Water****Analysis: Microbiological**

PARAMETER	RESULT	EPA Limit	UNITS	PASS/FAIL	DF	METHOD	DATE ANALYZED	SUB LAB/ QUAL
Coliforms, Total (100ml)	<b>PRESENT</b>	ABSENT	CFU/100 ml	<b>FAIL</b>	1	Mod. Colitag	10/19/22	
E. Coli (100ml)	ABSENT	ABSENT	CFU/100 ml	PASS	1	Mod. Colitag	10/19/22	

**Analysis: Total Inorganics**

PARAMETER	RESULT	EPA Limit	UNITS	PASS/FAIL	DF	METHOD	DATE ANALYZED	SUB LAB/ QUAL
Alkalinity, Total (as CaCO <sub>3</sub> )	320	NA	mg/L	PASS	1	EPA 2320B	10/21/22	
Color	< 10	15	Color Units	PASS	1	EPA 2120 B	10/20/22	EFF
Fluoride, Total	0.64	4.0	mg/L	PASS	5	EPA 300.0	10/20/22	
Hardness, Total (as CaCO <sub>3</sub> )	490	NA	mg/L	PASS	100	SM 2340B	10/20/22	
Nitrate, Total (as N)	<b>10</b>	10	mg/L	<b>FAIL</b>	5	EPA 300.0	10/20/22	
Nitrite, Total (as N)	< 0.50	1.0	mg/L	PASS	5	EPA 300.0	10/20/22	
pH	7.85	6.5-8.5	pH Units	PASS	1	SM 4500 H+B	10/20/22	H5
Specific Conductance	1200	NA	uS/cm	PASS	1	EPA 9050A	10/21/22	
Sulfate, Total	140	500	mg/L	PASS	5	EPA 300.0	10/20/22	
Total Dissolved Solids (TDS)	732	1000	mg/L	PASS	1	SM 2540C	10/20/22	
Turbidity	0.24	NA	NTU	PASS	1	EPA 180.1	10/20/22	AST

**Analysis: Total Metals**

PARAMETER	RESULT	EPA Limit	UNITS	PASS/FAIL	DF	METHOD	DATE ANALYZED	SUB LAB/ QUAL
Arsenic, Total	0.00088	0.010	mg/L	PASS	1	EPA 200.8	11/1/22	AST
Barium, Total	0.039	2.0	mg/L	PASS	2	EPA 200.7	10/20/22	
Boron, Total	0.18	NA	mg/L	PASS	2	EPA 200.7	10/20/22	
Calcium, Total	110	NA	mg/L	PASS	2	EPA 200.7	10/20/22	
Copper, Total	< 0.010	1.3	mg/L	PASS	2	EPA 200.7	10/20/22	
Iron, Total	< 0.20	0.60	mg/L	PASS	2	EPA 200.7	10/20/22	
Lead, Total	< 0.0010	0.015	mg/L	PASS	1	EPA 200.8	10/25/22	AST
Magnesium, Total	54	150	mg/L	PASS	100	EPA 200.7	10/20/22	
Manganese, Total	< 0.010	0.10	mg/L	PASS	2	EPA 200.7	10/20/22	
Potassium, Total	1.9	NA	mg/L	PASS	2	EPA 200.7	10/20/22	
Silica, Total	22	NA	mg/L	PASS	100	EPA 200.7	10/20/22	

Attachment G: Well Water Quality Report (Page 2 of 3)



6245 Harrison Drive, Suite 4, Las Vegas, NV 89120

(702) 321-8315 Phone

(702) 597-2098 Fax

Email: veritaslabs@msn.com

CLIENT COMPANY NAME: Universal Engineering Science  
CLIENT PROJECT NAME: **6855 Deer Springs Way**  
CLIENT PROJECT NUMBER: 4040.2200144.0000  
VERITAS LAB ORDER ID: V22J085

ANALYTICAL RESULTS

CLIENT SAMPLE ID: **Well-01** DATE/TIME SAMPLED: 10/19/22 10:20  
VERITAS SAMPLE ID: V22J085-01 DATE/TIME RECEIVED: 10/19/22 11:09

**Matrix: Drinking Water**

**Analysis: Total Metals**

PARAMETER	RESULT	EPA Limit	UNITS	PASS/FAIL	DF	METHOD	DATE ANALYZED	SUB LAB/ QUAL
Sodium, Total	43	NA	mg/L	PASS	2	EPA 200.7	10/20/22	
Zinc, Total	< 0.010	5.0	mg/L	PASS	2	EPA 200.7	10/20/22	

NA-No EPA Limit is established for this parameter.

## Attachment G: Well Water Quality Report (Page 3 of 3)



6245 Harrison Drive, Suite 4, Las Vegas, NV 89120

(702) 321-8315 Phone

(702) 597-2098 Fax

Email: veritaslabs@msn.com

CLIENT COMPANY NAME: Universal Engineering Science  
CLIENT PROJECT NAME: **6855 Deer Springs Way**  
CLIENT PROJECT NUMBER: 4040.2200144.0000  
VERITAS LAB ORDER ID: V22K049

## ANALYTICAL RESULTS

CLIENT SAMPLE ID: **Well-01 B** DATE/TIME SAMPLED: 11/7/22 8:17  
VERITAS SAMPLE ID: V22K049-01 DATE/TIME RECEIVED: 11/7/22 12:53

**Matrix: Drinking Water****Analysis: Microbiological**

PARAMETER	RESULT	EPA Limit	UNITS	PASS/FAIL	DF	METHOD	DATE ANALYZED	SUB LAB/ QUAL
Coliforms, Total (100ml)	ABSENT	ABSENT	CFU/100 ml	PASS	1	Mod. Colitag	11/7/22	
E. Coli (100ml)	ABSENT	ABSENT	CFU/100 ml	PASS	1	Mod. Colitag	11/7/22	

**Analysis: Total Inorganics**

PARAMETER	RESULT	EPA Limit	UNITS	PASS/FAIL	DF	METHOD	DATE ANALYZED	SUB LAB/ QUAL
Nitrate, Total (as N)	<b>10</b>	10	mg/L	<b>FAIL</b>	5	EPA 300.0	11/7/22	

Attachment H: Quote for Tree Removal from Center Cut Landscaping (Page 1 of 4)



**Proposal**

# 34328

**Date**

10/16/2024

**Customer**

6855 Deer Springs Way  
Las Vegas, NV 89131

**Location**

Shawn Danoski  
6855 Deer Springs Way  
Las Vegas, NV 89131

**Description**

**TREE REMOVAL - \$4,580**

- Cut down 2 large Pecan trees to 2" or lower stump.
- Labor, equipment, and dump fees are included

**STUMP GRINDING (optional) - \$925**

- Stump grind both stumps to approximately 4" below grade
- This will not remove any underground roots, but will be safe to do around the septic tank.
- Labor, equipment, and dump fees are included

Center Cut Landscaping will always exercise meticulous care in all our work. Please understand that despite our best efforts, we cannot guarantee the precise location of underground objects such as pipes or wires. Therefore, we are unable to assume responsibility for any associated costs resulting from potential damage during contracted tasks, such as irrigation installation, tree/shrub planting, stump grinding, objects damaged indirectly by heavy equipment on the surface, or by the dropping of heavy objects. Rest assured, we take industry-standard precautions and we are committed to assisting with any concerns promptly.

In the event that the job is not completed by the end of the calendar month, you may receive an invoice for the portion of the project completed in that month. The remaining balance will be billed as the work is completed

**Item**

All items listed above in description

Subtotal	\$5,505.00
Sales Tax	\$0.00
Total	\$5,505.00

Attachment H: Quote for Tree Removal from Center Cut Landscaping (Page 2 of 4)

			10/16/2024
Shawn Danoski	Date	Contractor	Date

**Terms and Conditions**

**Proposal Valid:** This proposal is valid for 30 days from the date above. We reserve the right to adjust pricing after that time to reflect changes in cost.

**Payment Terms:** Payment due 30 days from completion unless otherwise specified. A late fee of 18% will be charged on all past due amounts.

**Concealed Conditions:** Concealed conditions which may lead to a change order.

**Warranty:** Warranty only valid if Center Cut is maintaining the landscape at the above mentioned property. Shrubs are warranted for 3 months and trees are warranted for 1 year. Aside from unforeseen conditions.

**Trip Charge:** If access to the property or work location is denied at no fault of the contractor's, then there may be an additional trip charge applied to this work order for the added drive time.

Attachment H: Quote for Tree Removal from Center Cut Landscaping (Page 3 of 4)





Attachment H: Quote for Tree Removal from Center Cut Landscaping (Page 4 of 4)



Attachment I: Public Notice



**PUBLIC NOTICE**

The Southern Nevada District Board of Health will conduct a PUBLIC HEARING on Thursday, April 24, 2025 at 9:00 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 Shawn and Amber Danoski ("Petitioners"), to allow existing trees to remain within 10 feet of the existing septic system (SNHD Permit # ON0027243) on the property located at 6855 W Deer Springs Way, Las Vegas, NV 89131, APN 125-22-703-001.

The variance is requested to allow the Petitioners 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 trees to encroach on the septic system.

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 April 23, 2025 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.

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Chris Saxton, MPH-EH, REHS  
Environmental Health Director

April 8, 2025  
Date