



Memorandum

Date: May 22, 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*

Subject: Variance request for an existing septic system, SNHD Permit #ON0018648, located at 4860 North Bonita Vista Street, Las Vegas, NV to allow the septic system to remain on an undersized lot.

I. BACKGROUND:

Lee Pinheiro Team, LLC, Owner ("Petitioner"), is requesting a variance to create a minor subdivision (parcel map) of the property located at Assessor's Parcel Number (APN) 125-32-804-001, also known as 4860 North Bonita Vista Street, Las Vegas, NV 89149 ("Subject Property"), and to allow the existing individual sewage disposal system and private well to remain in use.

Petitioner requests a variance from Section 11.21.1 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 of one acre "for the installation of an individual sewage disposal system where the water supply is from a well serving only that property."

SNHD reviews all minor subdivision maps submitted to the Clark County Public Works Department Map Team and provides technical comments to property owners, if necessary. During its review of the Petitioner's proposed minor subdivision map MSM-23-600106 ("Parcel Map"), SNHD determined that the resulting parcel containing the existing septic system and private well will have a total land area of approximately 0.56 acre (24,248 square feet), which is less than the required minimum of 1.0 acre (43,560 square feet).

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:

"This is an existing home that has been operating via the existing septic system since 1989. Once the property is subdivided, it will still comply with all setback requirements. Sewer is not currently available within 400 feet of the property."

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):

"The cost to remove the existing septic system, the cost to connect to sewer (approximately \$75,000 based on the typical \$150/ft of sewer price), and the cost of traffic control would cause an undue burden on the property owner."

3. Granting the variance will not be detrimental or pose a danger to 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:

"Approval of the variance will allow the property owner to safely continue to use the existing septic system as they have since 1989. Approval of the variance will cause no negative impact to the existing septic system. The owner will continue to adhere to existing SNHD rules & regulations."

Examination of the Clark County Assessor's records and parcel genealogy show that the Petitioner is the second owner of the Subject Property and obtained it in May 2023. The property has not been improved since the adoption of the current SNHD ISDS Regulations in 2009.

The Subject Property is depicted in Attachment D as APN 125-32-804-001 (highlighted in yellow) of the Assessor's Parcel Map. An analysis of the surrounding area shows that there are 113 private and quasi-municipal wells and 351 permitted septic systems within a square mile of the Subject Property.

Petitioner's proposed Parcel Map is included as Attachment E. Petitioner proposes that the existing single-family residence, which will be located on the newly-created Parcel 1, will continue to be served by the existing septic system and private well, while the remaining lots (Parcels 2, 3, and 4) will be served by the City of Las Vegas Sewer and Las Vegas Valley Water District. The proposed Parcel 1 will have an area of approximately 0.56 acre, which is smaller than the minimum lot size of 1.0 acre required by the SNHD ISDS Regulations. Petitioner has already entered into a Sewer Connection Agreement with the City of Las Vegas for Parcels 2, 3, and 4, which is included as Attachment G.

The existing septic system has been in operation since 1989. It appears to be functioning adequately and complies with all other regulations. Petitioner conducted a water quality analysis of the property's well water in March 2025, and the results did not indicate any contamination. The locations of the existing septic system and well are shown in Attachment F, and the water quality results are included as Attachment I.

II. RECOMMENDATION:

Staff are of the opinion that granting the variance would NOT endanger public health and safety. Staff recommend APPROVAL of the variance request. If the Board of Health approves the variance, staff recommend approval with the following conditions outlined in Section III.

III. CONDITIONS:

If approved, staff recommend the following conditions:

1. If, at any time, a community sewage system becomes available on *Bonita Vista Street*, the street adjacent to the property, the Petitioner and their successor(s) in interest shall connect to the public system, discontinue use of the ISDS, and properly abandon the ISDS in accordance with the most current SNHD ISDS Regulations.
2. Petitioner and their successor(s) in interest shall comply with all operation and maintenance requirements outlined in the most current SNHD ISDS Regulations.
3. This variance is not transferable to future property owners and does not guarantee replacement in the event of septic system failure. If the existing parent parcel is transferred to a new owner before the proposed Parcel Map MSM-23-600106 is recorded with the Clark County Recorder's Office, or if the child parcel on which the ISDS is located is transferred to a new owner at any time, this variance shall automatically expire and be of no further force or effect.
4. If the proposed Parcel Map MSM-23-600106 is not recorded with the Clark County Recorder's Office within two years, this variance shall automatically expire and be of no further force and effect.

Attachments:

- A. Variance Candidate Application
- B. Justification Letter
- C. Authorization Letter
- D. Assessor's Parcel Map for APN 125-08-507-001
- E. Proposed Parcel Map MSM-23-600106
- F. Bonita Vista and Verde Septic System Exhibit
- G. Sewer Connection Agreement
- H. Well Driller's Report (Well Log #60385)
- I. Well Water Quality Report
- J. Public Notice

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



VARIANCE CANDIDATE WORKSHEET

PART I:

ESTABLISHMENT INFORMATION

Name of Facility/ Establishment: Bonita Vista & Verde
Health Permit Number: _____ Date of Inquiry: _____
Name of Operator/ Agent: Taney Engineering
Address of Operator/ Agent: 6030 S. Jones Blvd. Las Vegas, NV 89118
Contact Information of Operator/ Agent:
Office Phone: 702-362-8844 Cell Phone: n/a
Fax Number: n/a Email Address: emilys@taneycorp.com
If corporation, the name/ title of individual to sign for Variance document:
Name: Robert Cunningham
Title: Authorized Signatory

OWNER INFORMATION

Name of Property Owner: Lee Pinheiro Team, LLC.
Address of Property Owner: 3775 E. Sahara Ave. Las Vegas, NV 89104
Contact Information of Property Owner: Lee Pinheiro
Office Phone: n/a Cell Phone: 702-219-9006
Fax Number: n/a Email Address: leepingarrow@gmail.com

PROPERTY INFORMATION

Property Address: 4860 N. Bonita Vista St. Las Vegas, NV 89149
Assessor's Parcel Number (APN): 125-32-804-001
Describe location within larger facility (i.e. hotel/casino/resort, etc.):
Single family residential subdivision located at the SEC of N. Bonita Vista St. & W. Verde Way.

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

Once property is subdivided per parcel map MSM-23-600106, the lot in which the septic system will remain will be under 1 acre in size and therefor be in violation of code section 11.21.1: "A minimum area of one (1) acre (43,560 square feet), including public streets and alleys, or other right-of-way or easements, or any portion thereof abutting on, running through or within a building site, is required for the installation of an individual sewage disposal system where the water supply is from a well serving only that property."

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:

This is an existing home that has been operating via the existing septic system since 1989. Once the property is subdivided, it will still comply with all setback requirements. Sewer is not currently available within 400 feet of the property.

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):

The cost to remove the existing septic system, the cost to connect to sewer (approximately \$75,000 based on the typical \$150/ft of sewer price), and the cost of traffic control would cause an undue burden on the property owner.

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:

Approval of the variance will allow the property owner to safely continue to use the existing septic system as they have since 1989.

Approval of the variance will cause no negative impact to the existing system. The owner will continue to adhere to existing SNHD rules & regulations.

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)

May 22, 2025

Attachment B: Justification Letter



TANEY ENGINEERING

6030 SOUTH JONES BLVD. #100

LAS VEGAS, NV 89118

TELEPHONE: 702-362-8844

FAX: 702-362-5233

May 21, 2025

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

From: Taney Engineering
6030 S. Jones Blvd.
Las Vegas, NV 89118

Re: 4860 N. Bonita Vista St. APN #125-32-804-001

To whom this may concern:

Taney Engineering, on behalf of Lee Pinheiro Team, LLC 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 an ISDS to remain on a lot with a septic density greater than the maximum for a conventional septic system.

The legal description of said property is APN # 177-01-811-032, further described as:

THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 32, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.B. & M.

EXCEPTING THEREFROM ANY INTEREST IN THE NORTH 30 FEET, THE WEST 30 FEET, AND THAT CERTAIN SPANDREL AREA AS CONVEYED TO CLARK COUNTY, NEVADA, IN THE DEED RECORDED SEPTEMBER 17, 1987 IN BOOK 870917, INSTRUMENT NO. 00562, OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

Lee Pinheiro Team, LLC has owned the property since 2023 and wishes to apply for this variance to allow the property to be subdivided into a total of 4 lots via a parcel map. In the process of doing this, lot 1 (where the existing house & septic system is located), will be reduced to approximately 0.5 acres in size and thus be in violation of code 11.20.1 for lot size requirement.

If you have any questions or need any additional information, please do not hesitate to contact this office.

Sincerely,

Emily Sidebottom
Project Coordinator
Taney Engineering

May 22, 2025

Attachment C: Authorization Letter

Authorization Letter

March 20, 2025

Southern Nevada Health District
280 S. Decatur Blvd.
P.O. Box 3902
Las Vegas, Nevada 89127

I, Lee Pinheiro Team, LLC do hereby authorize Taney Engineering to make application for a septic system variance in the matter of 4860 N. Bonita Vista St., Las Vegas, Nevada, Assessor's Parcel Number 125-32-804-001. Also, in the event that I cannot be present at the May 22, 2025 Southern Nevada District Board of Health meeting, Taney Engineering is authorized to speak on my/our behalf. However, we understand that both of us must sign both the letter of request and variance order.


(Owner)

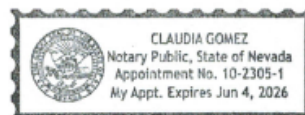
STATE OF NEVADA

COUNTY OF Clerk

This instrument was acknowledged before me on March 24, 2025 by
Leonardo Cordeiro Pinheiro as Manager of Lee Pinheiro Team, LLC.

Claudia Gomez
Notary Public Signature

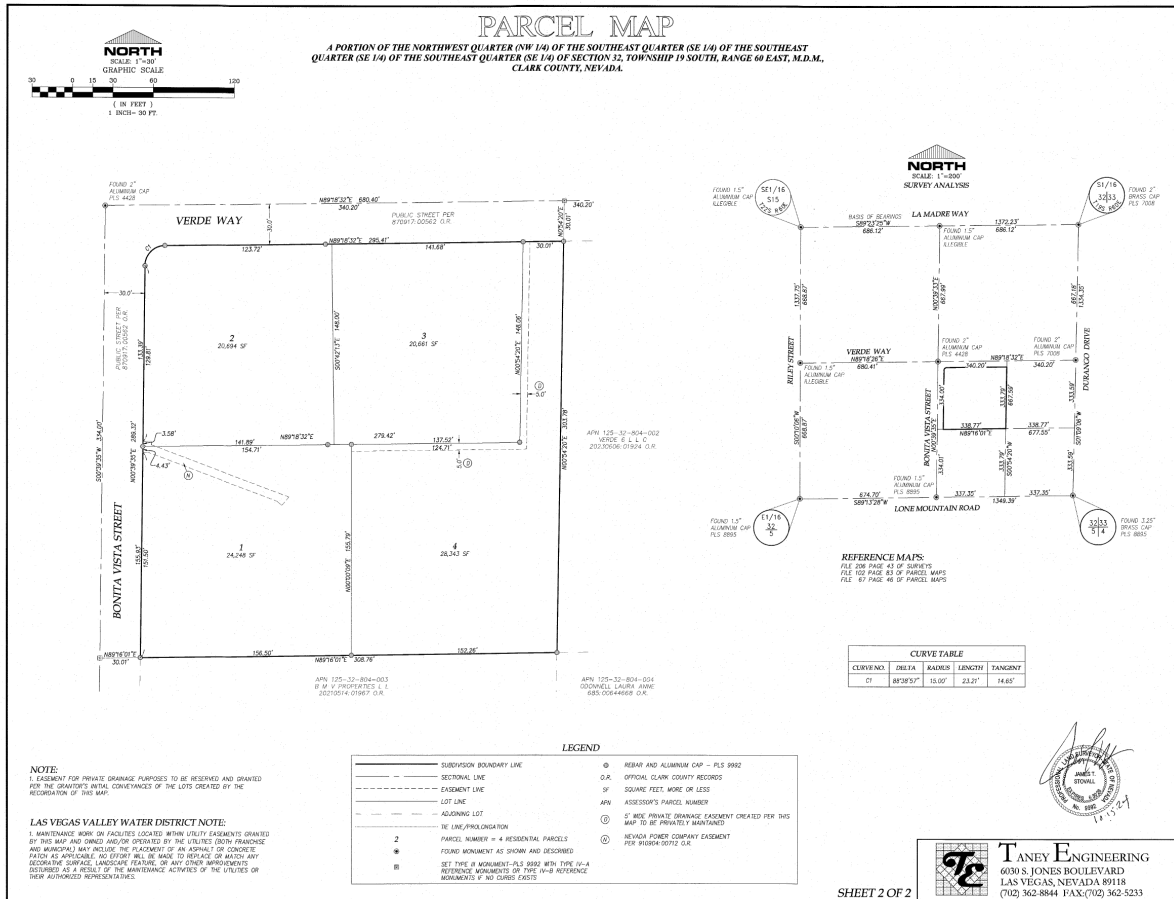
My commission expires: 06/04/26



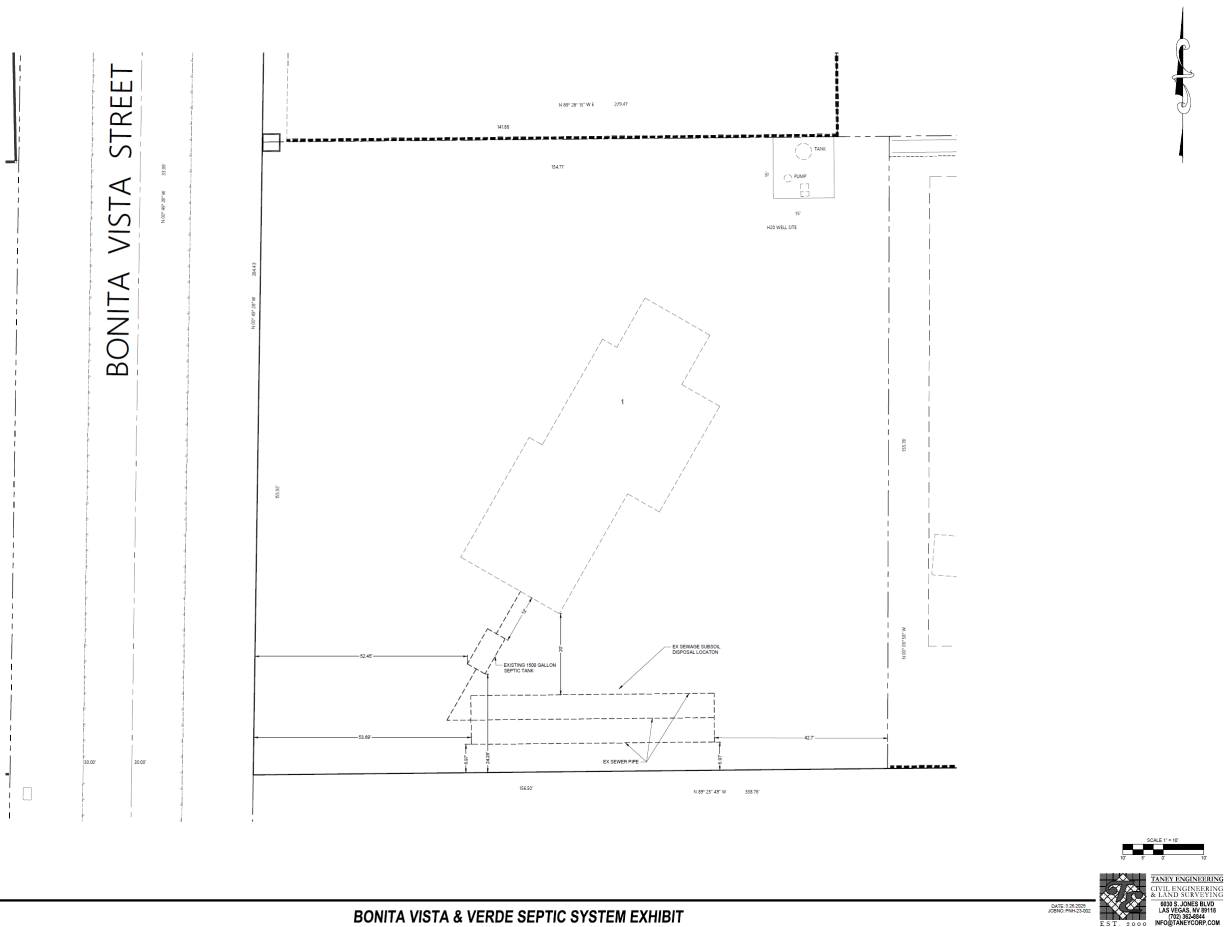
[illegible]

TAX DIST 125

Attachment E: Proposed Parcel Map MSM-23-600106 (Page 2 of 2)



Attachment F: Bonita Vista & Verde Septic System Exhibit



Attachment G: Sewer Connection Agreement (Page 1 of 3)

APN: 125-32-804-001

WHEN RECORDED MAIL & SEND
TAX STATEMENTS TO:

Attn: Director
Department of Building and Safety
City of Las Vegas
495 S Main Street
Las Vegas, NV 89101

Inst #: 20241024-0003103
Fees: \$42.00
10/24/2024 03:56:23 PM
Receipt #: 5724006
Requestor:
CITY OF LAS VEGAS BUILDING
Recorded By: WIHD Pgs: 13
Debbie Conway
CLARK COUNTY RECORDER
Src: MAIL
Ofc: MAIN OFFICE

▲ Space Above for Recorder's Use Only ▲

SEWER CONNECTION AGREEMENT

THIS SEWER CONNECTION AGREEMENT (the "Agreement") made and entered into this
day of September 2024, by and between the CITY OF LAS VEGAS, a
Nevada municipal corporation (the "City"), and Leonardo Pinheiro, a individual (the "Owner").

RECITALS

WHEREAS, Owner owns fee title to the real property, Assessor's Parcel Number 125-32-804-001, (the "Property") depicted on Exhibit A, attached hereto and incorporated herein by this reference;

WHEREAS, the Owner has applied to the City to connect the Property to the City's sewage collection system for the proposed development of the Parcel (the "Project") as further described herein; and

WHEREAS, the City is able to and desires to furnish sewer service to the Property that is situated outside the corporate limits of the City.

NOW, THEREFORE, in consideration of the mutual terms, conditions, and covenants set forth below, the parties hereby agree as follows:

AGREEMENT

1. City hereby allows the Owner to connect the development on the Property to the City's sewage collection system at the nearest and most practical connection point, as determined by the City in its sole discretion.

2. Owner agrees to pay to the City the sum of money to be determined by the City based on the proposed development of the Property and prior to the issuance of the Building Permit for the Project. The Project more specifically consists of the following:

Three (3) Single Family Dwellings

3. It is mutually understood and agreed that the sewer lines, laterals, and other necessary sewer improvements to connect the development on the Property to the existing City sewer main shall be installed at the Owner's sole cost and expense, and in conformance with the laws and administrative regulations of the City, as they may be amended from time to time.

May 22, 2025


Attachment G: Sewer Connection Agreement (Page 2 of 3)

4. It is mutually understood and agreed that the Owner shall pay the applicable quarterly sewer service charge based on the amount of the then prevailing annual sewer service charge. The first such quarterly payment shall be made upon the connection of the Property to the City's sewage collection system, and each subsequent payment shall be paid as billed by the City.
5. It is mutually understood and agreed that this Agreement shall be recorded in the Public Records of Clark County, Nevada and shall constitute a covenant running with the land and shall be in full force and effect and be binding upon the undersigned Owner, its heirs, legal representatives, estates, grantees and assigns, and successors in interest to the Property, including any parcels created by the further subdivision of the Property.
6. All subsequent purchasers of the Property, including any parcels created after further subdivision, shall be informed of the existence of this Agreement.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed by their duly authorized representatives the day and year first above written.

"CITY"

CITY OF LAS VEGAS, NEVADA

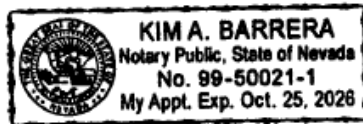
By: 
Steven R. Ford
Deputy City Manager


APPROVED AS TO FORM: John S. Ridilla
Chief Deputy City Attorney

By: John S. Ridilla 9/11/24
Deputy City Attorney Date

STATE OF NEVADA)
)ss.
COUNTY OF CLARK)

This instrument was acknowledged before me on the 17 day of September, 2024, by
Steven R. Ford as the Deputy City Manager of the City of Las Vegas.



By: 
Notary Public

[SIGNATURES CONTINUED ON NEXT PAGE]

Attachment G: Sewer Connection Agreement (Page 3 of 3)

SEWER CONNECTION AGREEMENT

Signature Page (continued)

"OWNER"

LEONARDO PINHEIRO

By: [Signature]

Name: LEONARDO PINHEIRO

Title: OWNER

STATE OF Nevada)
COUNTY OF Clark)ss.

This instrument was acknowledged before me on the 16th day of July, 2024, by
Leonardo Cordeiro Pinheiro as the Owner of

125-32-804-001.



By: Claudia Gomez
Notary Public

Attachment I: Well Water Quality Report



5580 Mill Street, Suite 100, Reno, NV 89502 | Phone: 775.284.3970 | Fax: 866.755.7619
NV Laboratory ID: NV00923 | EPA Laboratory ID: NV00923

Laboratory Report Identification: 0325201

Company/Client: Water Well Services

Contact: Dan Woody

Address: 6475 W Gary Ave

City: Las Vegas

State: NV

Zip: 89139

Phone: 702-361-3340

Email: DanWoody@wwslv.com

Submission Date: 3/26/2025

Sampling Site: Well Head

Project: N/A

Reference Number: N/A

PO Number: N/A

Sampled By: Client

Client Sample Identification: 4860 N Bonita Vista Street

Sampling Date: 3/25/2025

Laboratory Sample Identification: 0325201-1

Matrix: Aqueous

Water Panel

General Chemistry	Results	Units	EPA Limits	Reporting Limits	Method	Analysis Date
pH (at 25 °C)	7.29	S.U.	6.50 - 8.50	~	SM 4500H+ B	3/26/2025
Conductivity (at 25 °C)	520	umhos/cm	~	~	SM 2510 B	3/26/2025
Color	5	cu	~	5	SM 2120B	3/26/2025
Turbidity	ND	NTU	~	0.5	SM2130 B	3/26/2025
Alkalinity (as CaCO ₃)	186	mg/L	~	2.0	SM 2320 B	3/26/2025
Total Dissolved Solids (TDS)	400	mg/L	500	3.7	Calculation	~
Hardness (as CaCO ₃)	277	mg/L	~	0.1	Calculation	~

277 mg/L Hardness = 16 Grains Per Gallon (GPG)

Anions

Bicarbonate	227	mg/L	~	2.4	SM 2310 B	3/26/2025	Bicarbonate	3.720	meq/L
Fluoride	ND	mg/L	4.0	0.50	EPA 300.0	3/31/2025			
Chloride	19.5	mg/L	250	0.10	EPA 300.0	3/31/2025	Chloride	0.551	meq/L
Nitrate + Nitrite as Nitrogen	2.95	mg/L	10.0	0.10	EPA 300.0	3/31/2025	Nitrate as Nitrogen	0.211	meq/L
Sulfate	45.4	mg/L	250	0.10	EPA 300.0	3/31/2025	Sulfate	0.946	meq/L
Silicate	7.75	mg/L	~	0.50	EPA 200.7	3/28/2025	Silicate	0.129	meq/L



Cations

Sodium	4.53	mg/L	~	0.05	EPA 200.7	3/28/2025	Sodium	0.197	meq/L
Potassium	1.11	mg/L	~	0.05	EPA 200.7	3/28/2025	Potassium	0.028	meq/L
Calcium	61.3	mg/L	~	0.05	EPA 200.7	3/28/2025	Calcium	3.065	meq/L
Magnesium	30.3	mg/L	~	0.05	EPA 200.7	3/28/2025	Magnesium	2.525	meq/L

Total Anion (meq/L) 5.557

Total Cation (meq/L) 5.815

Trace Metals

Arsenic	ND	mg/L	0.010	0.010	EPA 200.7	3/28/2025
Barium	0.08	mg/L	2.00	0.05	EPA 200.7	3/28/2025
Copper	ND	mg/L	1.30	0.05	EPA 200.7	3/28/2025
Iron	0.11	mg/L	0.30	0.05	EPA 200.7	3/28/2025
Manganese	ND	mg/L	0.05	0.05	EPA 200.7	3/28/2025
Zinc	ND	mg/L	5.00	0.05	EPA 200.7	3/28/2025
Boron	ND	mg/L	~	0.05	EPA 200.7	3/28/2025
Lead	ND	mg/L	0.015	0.015	EPA 200.7	3/28/2025

Anion/Cation Ion Balance 0.977

Your water meets EPA primary and secondary standards (limits) unless otherwise noted. This report is to be used for informational purposes only (not to be used for compliance purposes).

Microbiology (Present/Absent)

Total Coliform	Absent	P/A	~	SM9221D	3/26/2025
E Coli	Absent	P/A	~	SM9221D	3/26/2025

Primary Standards are health concerns.
Secondary Standards are NOT health concerns.

References

mg/L: Milligrams/Liter (ppm)
mg/kg: Milligrams/Kilogram (ppm)
ppm: Parts per million

ND: Not Detected at RL
RL: Reporting Limit (calculation: RL = DF * DL)
DL: Detection Limit
DF: Dilution Factor

* Flag:
J: Below RL and above DL.
OL: Over Laboratory Established Limits.
* Contract Laboratory

Hold time for pH is 15 minutes from time of sampling.

Reported analytical results relate only to the item(s) tested or to the sample(s) as received by the laboratory.

Laboratory Report Identification: 0325201

Attachment J: Public Notice



PUBLIC NOTICE

The Southern Nevada District Board of Health will conduct a PUBLIC HEARING on Thursday, May 22, 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 Lee Pinheiro Team, LLC and Taney Engineering ("Petitioners"), to split by minor subdivision (parcel map) the property located at 4860 North Bonita Vista Street, Las Vegas, NV 89149, APN 125-32-804-001, into four lots, and to allow an existing individual sewage disposal system to remain on one of the resulting lots.

The variance request is made to allow Petitioners to obtain approval for a minor subdivision that will cause an existing septic system to be not in compliance with the *Southern Nevada District Board of Health Regulations Governing Individual Sewage Disposal Systems and Liquid Waste Management*. The variance will allow the existing septic system to remain on an undersized lot.

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 May 21, 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.

- S -

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

May 6, 2025
Date