

Memorandum

Date: November 20, 2025

To: SOUTHERN NEVADA DISTRICT BOARD OF HEALTH

From: Daniel Isler, PE, REHS, Environmental Health Engineer/Supervisor 29

Daniel Burns, PE, REHS, Environmental Health Engineer/Manager DE Chris Saxton, MPH-EH, REHS, Director of Environmental Health

Cassius Lockett, PhD, District Health Officer

Subject:

Variance request for an Application to Construct a Septic System located at 6225 Lee Canyon Road, Mount Charleston, NV 89124 to allow the installation of a septic system on an undersized lot

I. BACKGROUND:

Weston Chandler, Owner ("Petitioner"), is requesting a variance to permit and install an individual sewage disposal system (ISDS) on an undersized lot served by a private well, located at Assessor's Parcel Number (APN) 129-10-000-010, also known as 6225 Lee Canyon Road, Mt. Charleston, NV 89124 ("Subject Property").

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 lot size of one acre "for the installation of an individual sewage disposal system where the water supply is from a well serving only that property." The Subject Property is roughly 0.52 acres, which is less than the required minimum of one acre.

Petitioner states the following with regards to these requirements:

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

"This property is in a very rural area and there are no living structures anywhere close to it. We believe the existing single family residential (S.F.R) was constructed in approx. 1980. The well

Variance Request for 6225 Lee Canyon Rd November 20, 2025 Page 2 of 17

water was drilled in July of 2022, see attached well log. The NV Division of Water Resources contact was Christi Cooper."

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 current homeowner purchased this property with the sole intent to remodel the S.F.R and a variance for the property size – individual well issue will allow for the installation of a new ISDS. The current status of any existing septic system is unknown at this time. We will abandon or remove any system found during the installation of a new ISDS. There is no community sewer within 35+ miles of this property."

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:

"The water well location will be over 100' from the new proposed ISDS location. The new ISDS will adhere to all waterline and structure setback requirements. See attached plot plan."

The Subject Property is depicted in the land title survey included as Attachment D. The Subject Property is not currently part of any recorded subdivision or parcel map, but a land title survey was completed in 2016. The parcel was created prior to the adoption of the current SNHD ISDS Regulations in 2009 and no changes to the Subject Property have been recorded since adoption of the 2009 regulations. The existing single-family residence on the Subject Property was constructed in 1980, but it is unlikely that the residence has ever been inhabited because the property had no water source until a well was drilled in 2022. It is unknown whether a septic system was ever installed on the Subject Property, but no information about an existing septic system is available.

The Subject Property has an area of approximately 0.52 acres, which is smaller than the minimum lot size of one acre required by the SNHD ISDS Regulations. Lot size variances have been approved for many other properties in the area.

Examination of the Clark County Assessor's records and parcel genealogy show that the Petitioner is the fifth owner of the property and obtained the Subject Property in August 2018. An analysis of the surrounding area shows that there are eight permitted septic systems and five wells used for domestic, recreational, and irrigation purposes within a square mile of the Subject Property.

II. RECOMMENDATION:

Staff are of the opinion that granting the variance would not endanger public health or safety.

Variance Request for 6225 Lee Canyon Rd November 20, 2025 Page 3 of 17

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

III. CONDITIONS:

- 1. Petitioner 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 four hundred (400) feet of the Petitioner's property line when connection can be made by gravity flow and the owner(s) are notified and legally required to do so.
- 2. Petitioner and their successor(s) will abide by the operation and maintenance requirements of the most current SNHD Regulations governing individual sewage disposal systems.
- 3. Construction of the ISDS must commence within one year of the date of approval of the variance. If construction does not commence within that period, this variance shall automatically expire and be of no further force and effect, unless application is made and approved for an extension of time prior to the expiration date by the Petitioner or their successor(s) in interest.
- 4. If an existing ISDS is encountered during construction of the proposed ISDS, it will be abandoned or removed in accordance with Section 17 of the SNHD ISDS Regulations.

Attachments:

- A. Variance Candidate Application
- B. Authorization Letter
- C. Justification Letter from the Petitioner
- D. Land Title Survey for APN 129-10-000-010
- E. Proposed ISDS Plan
- F. Percolation Test Results for APN 129-10-000-010
- G. Well Driller's Report (Well Log #139868)
- H. Public Notice

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



VARIANCE CANDIDATE WORKSHEET

PART I:
ESTBLISHMENT INFORMATION
Name of Facility/Establishment: WESTON CHANDLER
Health Permit Number: Date of Inquiry:
Name of Operator/Agent: HARDIN + SONS INC.
Address of Operator/Agent: 201 W. CHEYENNE AVE. NLV NV 89030
Contact Information of Operator/Agent:
Office Phone: 702-399-3878 Cell Phone: 702-379-9156
Fax Number: Email Address: hardin sons @ amail co/
If corporation, the name/title of individual to sign for Variance document:
Name: DALE MARTIN
Title: PRESIDENT HARDIN + SONS INC.
OWNER INFORMATION
Name of Property Owner: WESTON CHANDLER
Address of Property Owner: 307 TUNGSTEN ST. HENDERSON, NV 89015
Contact Information of Property Owner: 702-296-5750
Office Phone: Cell Phone: 702-720-8856
Fax Number: Email Address: Vegaswes@hatmail.com
PROPERTY INFORMATION
Property Address: 6225 LEE CANYON RD. MOUNT CHARLESTON 89124
Assessor's Parcel Number (APN): 129-10-000-010
Describe location within larger facility (i.e. hotel/casino/resort, etc.):
SÍNGLE FAMILY RESIDENCE
Describe Variance Issue (s): (Include sections of the Regulation or Nevada Administrative Code
that applies to the request for a variance)
PROPERTY IS CURRENTLY SERVICED BY ITS OWN WATER WELL, AND
15 APPROX. 1/2 ACRE IN SIZE WHERE NORMALLY A MINIMUM OF
ONE ACRE IS REQUIRED FOR AN INDIVIDUAL WELL.
NACORE CONTRACTOR OF CONTRACTO

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 PROPERTY IS IN A VERY RURAL AREA AND THERE ARE NO LIVING STRUCTURES ANYWHERE CLOSE TO IT. WE BELIEVE THE EXISTING S.F.R. WAS CONSTRUCTED IN APPROX. 1980. THE WATER WELL WAS DRILLED IN JULY OF ZOZZ, SEE ATTACHED WELL LOG. THE NY. DIV. OF WATER RESOURCES CONTACT WAS CHRISTI COOPER.
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 CURRENT HOMEOWNER, PURCHASED THIS PROPERTY WITH THE SOLE INTENT TO REMODEL THE S.F.R. AND B VARIANCE FOR THE PROPERTY SIZE—TUDDIVIDUAL WELL ISSUE WILL ALLOW FOR THE INSTALLATION OF A NEW ISDS. THE CURRENT STATUS OF ANY EXISTING SEPTIC SYSTEM, IS UNKNOWN AT THIS TIME. WE WILL ABANDON OR REMOVE ANY SYSTEM FOUND DURING THE INSTALLATION OF A NEW ISDS. THERE IS NO COMMUNITY SEWER. WITHIN THERE IS NO COMMUNITY SEWER. WITHIN 35 PLUS MILES OF THIS PROPERTY.
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 WATER WELL LOCATION WILL BE OVER LOO FROM THE NEW PROPOSED ISDS LOCATION. THE NEW ISDS WILL ADHERE TO ALL WATERLINE AND STRUCTURE SETBACK REQUIREMENTS. SEE ATTACHED PLOT PLAN.

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

NΛ	C 439,240	Approval by S	itate Board of	Health, (NRS)	439.150, 439	.150, 439,200)	
1,	The State B	oard of Health w	dll grant a vari	ance from a reg	niation only	if it finds from th	ae evidence pre

- esented at the hearing that
 - (a) There are circumstances or conditions which:
 - Are unique to the applicant;
 - (2) Do not generally affect other persons subject to the regulation;
 - (3) Make compliance with the regulation unouly 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. 88 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 81/2" 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 supe	ervisor)
Received by:	Date:
(Owner/Operator/Agent)	
Reviewed by:	Date:
(Signature of SNI ID Manager)	

Attachment B: Authorization Letter

Authorization Letter

October 2, 2025

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

i, Weston Chandler, do hereby authorize Hardin & Sons to make application for a septic system variance in the matter of 6225 Lee Canyon Rdu Las Vegas, NV Assessor's Parcel Number 129-10-000-010. Also, in the event that I cannot be present at the Southern Nevada District Board of Health meeting, Hardin & Sons is authorized to speak on my behalf. However, we understand that both of us must sign both the letter of request and the variance order.

,

Print Name

MIDITH RUBUSON

Notary Public, State of Newada

Appointment No. 24-8473-01

My Appt, Equites Feb B, 2028

Attachment C: Justification Letter from Petitioner

Justification/Hardship Letter

October 2, 2025

To: Southern Nevada Health District 280'S Decator Blvd Las Vegas, NV 89107

From: Weston Chandler RE: Parcel # 129-10-000-010 6225 Lee Canyon Rd.

To whom it may concern:

I hereby make application and patition the Southern Nevada District Board of Health for a variance to the Regulations Governing Individual Sewage Disposal and Liquid Waste Management for the installation of an Individual sewage disposal system (ISDS) on a lot served by an individual water well on a % acre. Municipal sewer is located over 400 feet away from this property. All of the adjoining lots have their own well and Individual ISDS.

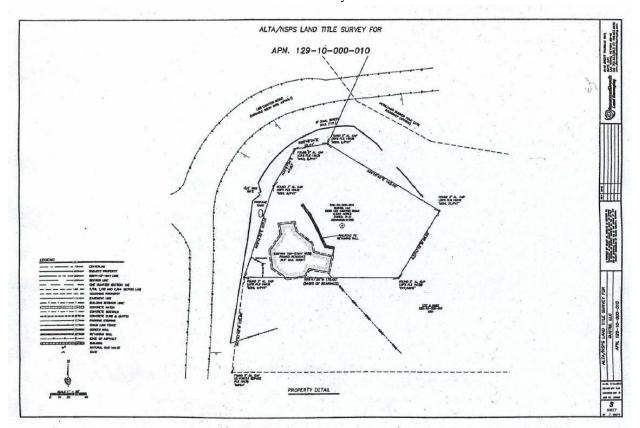
The legal description of said property is APN# 129-10-000-010 further described as Mt, Charleston PT Tract 43, SW 1/4, SW ¼, 10 SEC, 195 N/S 56E

I have owned the property since August, 2018 and wish to apply for this variance.

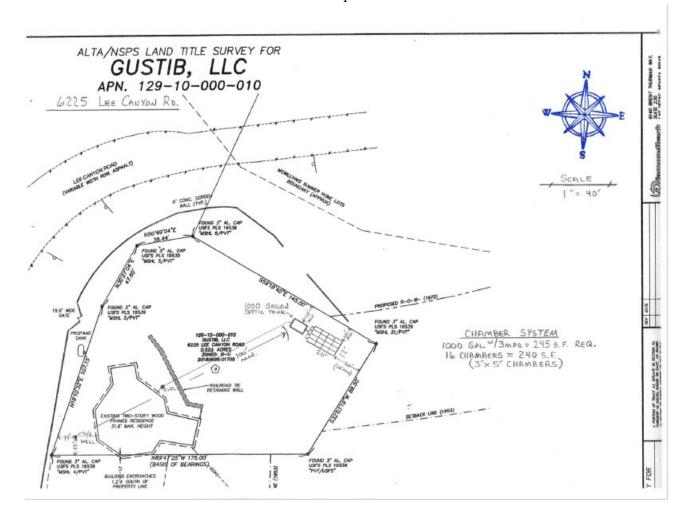
Thank you for your consideration,

Weston Chander

Attachment D: Land Title Survey for APN 129-10-000-010



Attachment E: Proposed ISDS Plan



Attachment F: Percolation Test Results for APN 129-10-000-010 (Page 1 of 5)



September 12, 2025

Hardin Excavating 2010 Cheyenne Avenue Las Vegas, Nevada

Attention: Dale Martin

RE: Percolation Verification Test for the Proposed Single-Family Residence Located

at 6225 Lee Canyon Rd, Mount Charleston, Nevada.

Mr. Martin:

Following is the Percolation Verification Test for the referenced location. Field work was conducted by DLC Consulting in accordance with Southern Nevada Health District guidelines.

Based on the field data, percolation rates are approximately 3 minutes/inch. Soil data from the test pits indicates the presence of Gravely Sands with some cobbles, no cemented materials were encountered.

DLC is grateful for the opportunity to provide this report and welcomes any questions or comments regarding this report that may arise.

Respectfully,

Michael W. Payne, C.E.M. Project Scientist Landon Christopherson, P.E. Principal Engineer

Attachment F: Percolation Test Results for APN 129-10-000-010 (Page 2 of 5)

Perc Test	September 12, 2025
Hardin	6225 Lee Canyon

PERCOLATION TEST RESULTS

Test Pit TP-1

Project Name: 6225 Lee Canyon

Project Location: 6225 Lee Canyon Rd

Mount Charleston, Nevada

Test Location: See Plan Map

Test Performed By: Michael Payne C.E.M.

Test Reviewed By: Landon Christopherson, P.E.

Date of Test: September 12, 2025

Diameter: 6 inches
Borehole Depth: 60 inches
Time of Presoaking: NA
Depth of Water at beginning of test: 54 inches

Time of	Time	Depth to	Depth	Percolation	Comments
Reading	Difference (1)	Water	Difference (2)	Rate (1)/(2)	
08:02	0	54"			Begin Test
08:12	10 min	58.37°	4.35	2,3	:
08:12	0 min	54"	0		Refill
08:22	10 min	58.37"	4.35	2.3	
08:22	0	54"	0		Refill
08:32	10 min	58.0"	4.0	2.5	!
08:32	0	54"	0		Refill
08:42	10 min	58.0"	4.0	2.5	
08:42	0	54.0	.0	j	Refili
08:52	10 min	57.07	3.07	2.7	1
08:52	0	54.U	U		Refili
09:02	10 min	57.07"	3.07	2.7	
09:02	0 min	54"	O .		Refil!
09:12	10 mlg	57.07"	3.07	2.7	

Soil Data:

Gravels with sand to the maximum boring depth of 13 feet below grade, soils drained freely from surface. Complete soil borings are attached.

Attachment F: Percolation Test Results for APN 129-10-000-010 (Page 3 of 5)

Perc Test Hardin September 12, 2025 6225 Lee Canyon

Test Pit TP-2

Project Name:

6225 Lee Canyon

Project Location:

6225 Lee Canyon Rd

Mount Charleston, Nevada

Test Location:

See Plan Map

Test Performed By:

Michael Payne C.E.M.

Test Reviewed By:

Landon Christopherson, P.E.

Date of Test:

September 12, 2025

Borehole Diameter:

6 inches 60 inches

Borehole Depth:

NA 54 inches

Time of Presoaking: Depth of Water at beginning of test:

Time	of	Time	Depth	ťΛ	Depth	Percolation	Comments
Reading		Difference (1)	Water		Difference (2)	Rate (1)/(2)	<u> </u>
08:00		0	54"				Begin Test
08:10		10 min	58"		4.0	2.5	
08:10		0 min	54"		Ü		Refill
08:20		10 min	58"	-	4.0	2.5	
08:20		0	54"		0		Refili
08:30		10 min	57.07"		3.07	2.7	
08:30		0	54"		0		Refill
08:40		10 min	57.07		3.07	2.7	
08:40		Q	54,0		0		Refill
08:50		10 min	57.45"		3.45	2.9	
08:50		0	54.0		Ô		Refill
09: 00		10 min	57.45"		3.45	2.9	
09:00		0 min	54"			<u> </u>	Refill
09:10		10 min	57.45*		3.45	2.9	

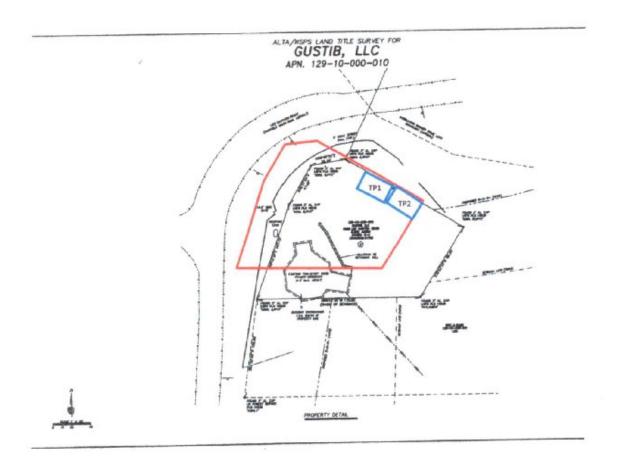
Soil Data:

Gravel with sands to the maximum boring depth of 13 feet below grade, soils drained freely from surface. Complete soil borings are attached.

Attachment F: Percolation Test Results for APN 129-10-000-010 (Page 4 of 5)

	epth/Fee				PN 1255904		Date:	9/12/2025
	ample T	ype			Elevation	Existing Grade	Datum: Exist	
	oisture ensity				Equipment: Groundwater:	580 N	Operator: Doyl	e
. US	SCS Cla	98			Groundwater:	None		
а	b	c	d	е		SOIL DES	CRIPTION	
	Bulk	Slight	Loose	GP	Grave	lly SAND with some		y moist.
1			Med					
2								
3								
4								
5						gravels coars	en with depth	
7								
9			Med.					
10								
12								
				11111		T. I.I.D. II 40.5	t, no groundwater.	

Attachment F: Percolation Test Results for APN 129-10-000-010 (Page 5 of 5)



HARDIN EXCAVATING: Percolation Test Pit Locations

6225 Lee Canyon Rd, Mount Charleston, Nevada

North is top of page

Scale is Graphic Scale on Drawing

Test Pit Location:

TP1

NOTE: Assessor Parcel Data Unavailable for this location. Survey Map with distances is used as base.

Attachment G: Well Driller's Report (Well Log #139868)

FORM 4013		DIV	ISION	OF WA	F NEVADA TER RESO ER'S RE	URCES		Log No.	FFICE USE O	1868
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DO NOT WRITE ON BACK		2000	volunce w	Ath NRS &	34.178 and HA	G 534.340		NOTICE O	INTENT NO	2021-512
1. OWNER/CUENT NAME					DETAILE	D ACORESS AT	WELL LOCATIO	N 6225 Le	Carvon R	4
MAILING ADDRESS	307 Tungsten S Henderson, NV				Mount	Charleston, NV				***************************************
2. PLS LOCATION SW 1/4	SW ¼		19S N/S	56 [Substraten Letitude		UDAS	C	ounty.	Clark
PERMITAVAIVER NO.	od by Water Resources	129-1	0-000-010 Liment Flare	0 -	Longitude	-115.676			O NAI	D 834W#S 84
3. WORKED	PERFORMED	-	4.		PRO	POSED USE		5.	WELL TYP	E
New Well Deepen: C	rig WLa		₩ Dos	restic ing / Dewi		imigation	☐ Monitor	☐ Auger	Rotary	□ RVC
Recondition: Original well to	*			ing / Dewi t / Other		Com / Ind Mun / QM	Stock	E Air □ Other	Mud	☐ Sonic
6. Meterial	UTHOLOGIC LO		discourance of the last of the		9. WELL C	ONSTRUCTION	Li No.	LI Oner		
Encountered	Cost Corc.	Water Strate	From	To	Depth Dri	lled: 400	Feet	Depth C	ased: 40	C Fee:
Sands		-	0	10	1		HOLE DIAME!			
Limestone			10	400	1	10-3/4	Inches	Ecan O	<u>To</u> Feet <u>55</u>	Feet
						8-3/4		55	Feet 40	
	_	-		_			Inches		Feet	Feet
		-	_	-	Size O.D.	WeightiFt.	CASING S		r es	
					(Inches)	(Pounds)	Wall Thi (Inch		From (Feet)	(Feet)
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									-	400
DCNR/DWR/SNE	2					-				
RECEIVED		_		-	Santan C	eal xxxx Yes	ANNULAR MA	TERIALS		
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Date started	4-Nov				From		Feet	To		Feet
Date compresed:	10-Nov	*********	. 20	21	From		Feet	То	***************************************	Feet
7. WATER	NAME AND ADDRESS OF THE OWNER, WHEN PERSON		. 20	21	From 10.		Feet DRILLER'S CER	To		Fee:
Static water level Artesian Flow:	280 G.P.M.	eet belov	v land sur	face	This well w	ss drilled under my	supervision. This	to cont ei Poca	te best of my	
	G.P.M.	ylt.		P.S.I.	*nomeage.					
Water Quality:					-	Welsco Corp	Contractor			
6.	WELL TEST DATA			-	Address	O Box 5245, F	allon NV 8940)			
Test Method: Bailer		Air Lift		\neg	Phone	775-423-6619	Contractor	.,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		
G.P.M.	Draw Down (Feet Reion Stasc)	R	ecorded T	ine	Nevada con	tractor's license to	mbe.		***************************************	
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NAD 27 36.31081 - 115.67582

Attachment H: Public Notice



PUBLIC NOTICE

The Southern Nevada District Board of Health will conduct a PUBLIC HEARING on Thursday, November 20, 2025, 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 Weston Chandler ("Petitioner"), to permit and install a new individual sewage disposal system on the property located at 6225 Lee Canyon Road, Mt. Charleston, NV 89124, APN 129-10-000-010.

The variance is requested to allow the Petitioner to permit the installation of a conventional septic system not in accordance with the *Southern Nevada District Board of Health Regulations Governing Individual Sewage Disposal Systems and Liquid Waste Management.* The variance will allow the Petitioner to install a septic system 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 November 19, 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. Note that if the variance is not heard at the November 20, 2025, District Board of Health Public Hearing, then it will be heard at the January 22, 2026, District Board of Health Public Hearing.

- S -	October 27, 2025
Chris Saxton, MPH-EH, REHS	Date
Environmental Health Director	