



Memorandum

Date: January 25, 2024

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, *Environmental Health Director* *CS*
Cassius Lockett, PhD, *Deputy District Health Officer-Operations* *CL*
Fermin Leguen, M.D., MPH, *District Health Officer* *FL*

Subject: Variance request for an existing septic system, SNHD Permit #ON0010593, located at 11010 La Cienega St., Las Vegas, NV 89183 to allow existing trees to encroach on the septic system

I. BACKGROUND:

Jerry and Stacy Walton ("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 177-33-704-001, also known as 11010 La Cienega St., Las Vegas, NV 89183 ("Subject Property"). The existing septic system was approved on May 13, 1975.

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 several trees above or near the leach field. 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:

"We purchased this home in 2020, our real estate agent and all previous owners and their agents were not aware that the leech field was out of compliance. After purchasing the home and submitting tenant improvement application we found out about the compliance issue. The existing trees have been there for around 40 years. The house was built in 1975. None of the existing trees have ever damaged the Individual Sewage Disposal System or leech field. We have and will continue to get the system serviced every few years by Chief Septic and Sewer. One of the reasons we purchased this home was because of the mature beautiful front landscaping. Cutting down these trees would change the appearance of the home and we have multiple bird nests in the trees that will also be destroyed."

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):

"Cutting down the trees and re-landscaping would be extremely costly and dramatically change the appearance of the home that we recently purchased. In addition, the shade the trees provide my home helps tremendously with the electricity bills. Cutting down these trees would provide no benefit as they are causing no harm to the property, the septic system or the public health and safety. The house was built in 1975 and the trees were planted shortly thereafter. The trees are also home to a variety of bird species, taking out these trees would eliminate their homes and their nests that have been there for years. We sit outside for a good part of the year in the evening watching and listening to the birds in the trees and it is very calming and relaxing. Ware nearing retirement age and this is very beneficial to us. We even added a sitting area out front for this purpose. Removing the trees would dramatically change our lifestyle. The existing trees have been there for around 40 years with no problems or issues. In addition, we just spent \$5,000 last year to get the trees professionally trimmed."

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:

"If this variance was granted it would not pose any danger to public health or safety. The agricultural building is nowhere near the septic area as we live on more than 2 acres. See attached picture of location. We have done our due diligence and determined that the trees are more than 20 ft from the septic tank and the roots do not pose any issues to the leech field. The trees have been there for around 40 years with no problems or issues."

Examination of the Clark County Assessor's records and parcel genealogy show that Petitioners are the third owners of the septic system and obtained the Subject Property in November 2020. An analysis of available aerial photography shows the trees were present in the Fall of 1998. 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 116 recorded well logs and 110 permitted septic systems within a square mile of the Subject Property. The Subject Property

receives water service from a domestic well (see well driller's report included as Attachment J). Petitioners conducted fecal coliform, *E. coli*, and nitrate tests of their well water, the results of which did not indicate a bacterial or nitrate contamination issue (see Attachment K). According to the Clark County Water Reclamation District (CCWRD), the nearest available sewer point of connection is approximately 500' from the property line (see Attachment E). Petitioners obtained three estimates to connect to sewer, which range from \$129,395 to \$233,800 (see Attachments F - H).

II. RECOMMENDATION:

The existing trees located on and near the leach field pose a risk to the septic system via root intrusion. Root intrusion can cause hydraulic failure, which may result in sewage backup into the structures being serviced by the septic system or surfacing of sewage over the leach field. However, the presence of trees allows for uptake of the effluent by the roots, which may improve treatment of the effluent. A recent inspection by Chief Septic & Sewer indicates that the leach field is still able to accept water (see Attachment I).

Staff is of the opinion that granting the variance would not endanger public health or safety. Staff recommends APPROVAL of the variance due to the Subject Property's use of well water, lack of evidence of ground water contamination, and the distance to the nearest sewer connection point. If the Board of Health approves the variance, staff recommend 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 four hundred (400) feet of the applicant's property line when connection can be made by gravity flow and the owner(s) are notified and legally required to do so.
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 more additional trees are allowed within ten (10) feet of the existing septic system.
4. The variance will be in effect until the existing residential septic system is inactivated, removed, 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.
5. 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 Submitted by Petitioners
- C. Tenant Improvement Review Conducted by SNHD Staff (SR0048883)
- D. Final Inspection Report and Plot Plan for ON0010593
- E. Nearest Sewer Point of Connection
- F. Quote for Sewer Connection from NDX
- G. Quote for Sewer Connection from Hard Dig, LLC
- H. Quote for Sewer Connection from Mammoth Underground
- I. Chief Septic Inspection Form
- J. Well Driller's Report (Well Log #53922)
- K. Water Quality Test Results for Well Log #53922
- L. Site Investigation Photo Submitted by Petitioners
- M. 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: Jerry and Stacy Walton
Address of Property Owner: 11010 La Cienega Street
Contact Information of Property Owner: Stacy Walton
Office Phone: _____ Cell Phone: 702-303-7756
Fax Number: _____ Email Address: stacy.walton@pulte.com

PROPERTY INFORMATION

Property Address: 11010 La Cienega Street Las Vegas, Nevada 89183
Assessor's Parcel Number (APN): 177-33-704-001
Describe location within larger facility (i.e. hotel/casino/resort, etc.):

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

Section 5.1: "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 feet (10') of a soil absorption system or septic tank."
Field has been tested and the lines have been checked for tree root damage, which there are none. Additionally, there are no trees within 20 ft of the septic tank.
Note from SNHD: Tenant Improvement for a barn with no plumbing is CONDITIONALLY APPROVED. The proposed barn will meet the required setback distance from the existing septic system.
The building permit for the proposed barn may be released, but PLACE A HOLD ON THE FINAL INSPECTION until trees are cut down that are encroaching within 10 ft of the leech field and submit photo documentation to the SNHD.
Asking for a variance to NOT HAVE TO CUT down any trees as they are currently acting as a filter and posing no issues with the roots to the leech field and are more than 20ft away from the septic tank.
Please approve this variance and approve the tenant improvement with no conditions and allow us to get final inspection. If this variance was granted it would not pose any danger to public health or safety.

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:

We purchased this home in 2020, our real estate agent and all previous owners and their agents were not aware that the leech field was out of compliance. After purchasing the home and submitting tenant improvement application we found out about the compliance issue. The existing trees have been there for around 40 years. The house was built in 1975. None of the existing trees have ever damaged the Individual Sewage Disposal System or leech field. We have and will continue to get the system serviced and inspected every few years by Chief Septic and Sewer. One of the reasons we purchased this home was because of the mature beautiful front landscaping. Cutting down these trees would change the appearance of the home and we have multiple bird nests in the trees that will also be destroyed.

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):

Cutting down the trees and re-landscaping would be extremely costly and dramatically change the appearance of the home that we recently purchased. In addition, the shade the trees provide my home helps tremendously with the electricity bills. Cutting down these tree would provide no benefit as they are causing no harm to the property, the septic system or the public health and safety. The house was built in 1975 and the trees were planted shortly thereafter. The trees are also home to a variety of bird species, taking out these trees would eliminate their homes and their nests that have been there for years. We sit out side for a good part of the year in the evening watching and listening to the birds in the trees and it is very calming and relaxing. We are nearing retirement age and this is very beneficial to us. We even added a sitting area out front for this purpose. Removing the trees would dramatically change our lifestyle. The existing trees have been there for around 40 years with no problems or issues. In addition, we just spent \$5,000 last year to get the trees professionally trimmed.

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:

If this variance was granted it would not pose any danger to public health or safety. The agricultural building is no where near the the septic area as we live on more than 2 acres. See attached picture of location. We have done our due diligence and determined that the trees are more than 20 ft from the septic tank and the roots do not pose any issues to the leech field, The trees have been there for around 40 years with no problems or issues.

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)

Jerry and Stacy Walton

RE: Variance

8/10/2023

11010 La Cienega Street
Las Vegas Nevada 89183
APN # 177-33-704-001

To whom it may concern:

We are writing to request a variance to APN #177-33-704-001. We purchased this property in November of 2020. We hired a licensed real estate agent to ensure a complete and thorough transaction. Before the purchase we performed our own due diligence. We hired a home inspector, tested existing well and septic system. We located the leech field and had it all tested for leaks with Chief Septic services. They pumped out the tank and tested the leech field by injecting 1500 gallons of water within a 20-30 minute timeframe. This test was performed to determine if the system would percolate this volume of water within the desired timeframe. It was concluded that the tank and leech field were working as designed.

The house was built in 1975 and the existing trees were planted shortly thereafter.

In 2023 we applied for an agricultural building permit. Once the review was complete a condition was added that the SNHD would need to stamp off on our permit before the final building inspection would be passed. In this review it was noted that we have trees that were within 10 feet of the leech field. They are more than 20 ft from the septic tank. The building is nowhere near either as we live on well over 2 acres.

Attachment B: Justification Letter (Page 2 of 3)

Our desire is to be in compliance with all the statutes and regulations. However, I do feel an exception is warranted in this case. The trees provide ample shade for our property and one of the reasons we purchased this home was due to the mature trees and front landscaping. The tank is 1550 sq. ft and the leech field is under over 1800 sq. ft of grass; not trees but grass. The trees are around the perimeter. We had an additional test ran by Chief Septic Services in July of 2023 to test for any damage caused from the roots and it was noted that the trees were of no concern to the leech field or septic tank. They again pumped out the tank and tested the leech field by injecting 1500 gallons of water within a 20-30 minute timeframe. It was concluded that the tank and leech field had no concerns or issues.

The well water was also tested in July of 2023 by Silver State Analytical Laboratories, Inc. They took samples of both the water from the well as well as soil from the front yard area. If the trees were causing any problem with the septic or leech field, there would be presence of MPN E. coli and/or fecal matter. I have attached the report and it was negative.

All the tests concluded that the system was installed per plan and continues to function at full capacity in its current state. If this variance is granted it would not pose any danger to public health or safety.

The existing trees again have been there for around 40 years with no issues with the roots to the existing leech field. The field has been tested and the lines have been checked for trees roots damage and there are none.

The presence of trees allows for uptake of the effluent by the roots, which improves treatment of the effluent. I am asking to allow the existing trees to remain since their presence is not detrimental to public health.

The cost to remove the trees would be substantial due to their height and age. The shade in the late afternoons is extremely beneficial to my home as it shades the whole entire front window areas which helps with electricity bills, as my house is all electric. We also added a sitting area out front so we can sit and listen/watch the birds that live in the trees. This is very calming and relaxing and as we are entering retirement age is very beneficial. Destroying these trees would eliminate the bird's homes and nests as well.

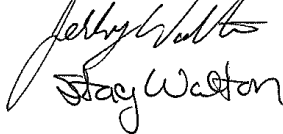
Attachment B: Justification Letter (Page 3 of 3)

Chief Septic systems on both tests concluded that the trees have no impact on the leech field and have been deemed satisfactory and functioning. I will not be planting any future trees anywhere in the vicinity of said leech field or septic system. If they ever do pose a problem, I would act as needed to rectify. The trees are currently acting as a filter and posing no issues with the roots to the leech field and are more than 20 ft. away from the septic tank.

We are asking for a variance to not have to cut down any trees and allow us to get our final building inspection. Our tenant improvement for a barn was conditionally approved and a hold placed on the final inspection. We are asking for this hold to be removed and the application to be approved with no further conditions.

Please, I hope you will consider a variance on this matter as granting this variance will not be detrimental or pose a danger to the public health and safety.

Thank you and I appreciate your time,



Jerry and Stacy Walton
(702) 303-7756

Attachment C: Tenant Improvement Review Conducted by SNHD Staff (SR0048883) (Page 1 of 3)

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 1173	PERMIT NUMBER ON0010593	FACILITY Walton, Jerry & Stacy			ADDRESS 11010 La Cienega ST Las Vegas, NV 89183		
DIST 34	CITY Las Vegas	APN # 177-33-704-001			SR # SR0048883	WATER SOURCE Domestic Well	
CURRENT ACTION 628	Service Date 7/3/2023	Status	Time In	Time Out	Result		
	Travel Minutes	Miles	Violations Alleged	Violations Actual	Future Action	Action	Date

NOTIFIED OF THE FOLLOWING

Tenant Improvement for a barn with no plumbing is **CONDITIONALLY APPROVED**. The proposed barn will meet the required setback distance from the existing septic system. However, there appear to be several trees within 10' of the septic system. Cut down any trees encroaching on the septic tank and/or leach field and submit photo documentation to SNHD for final approval.

The building permit for the proposed barn may be released, but **PLACE A HOLD ON THE FINAL INSPECTION** until the above conditions have been met.

RECEIVED BY:

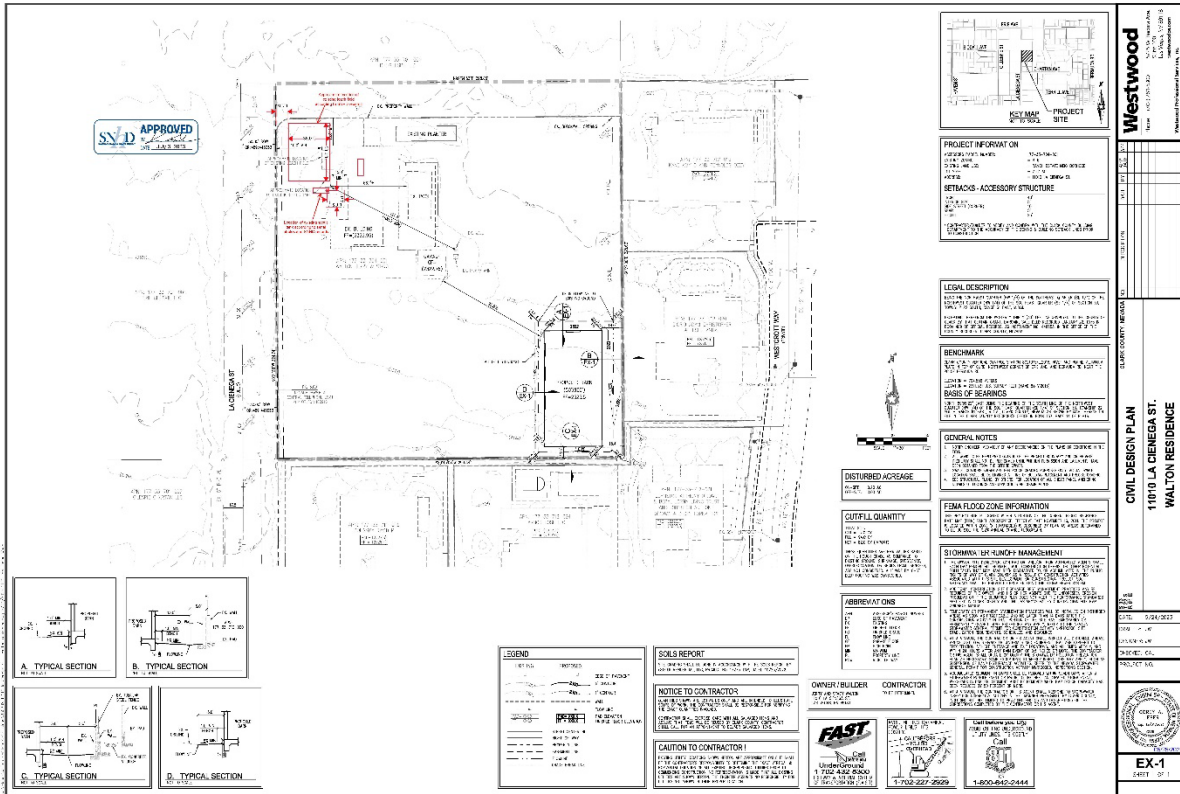
Emailed to Stacy Walton on 7/3/2023

ENVIRONMENTAL HEALTH SPECIALIST:

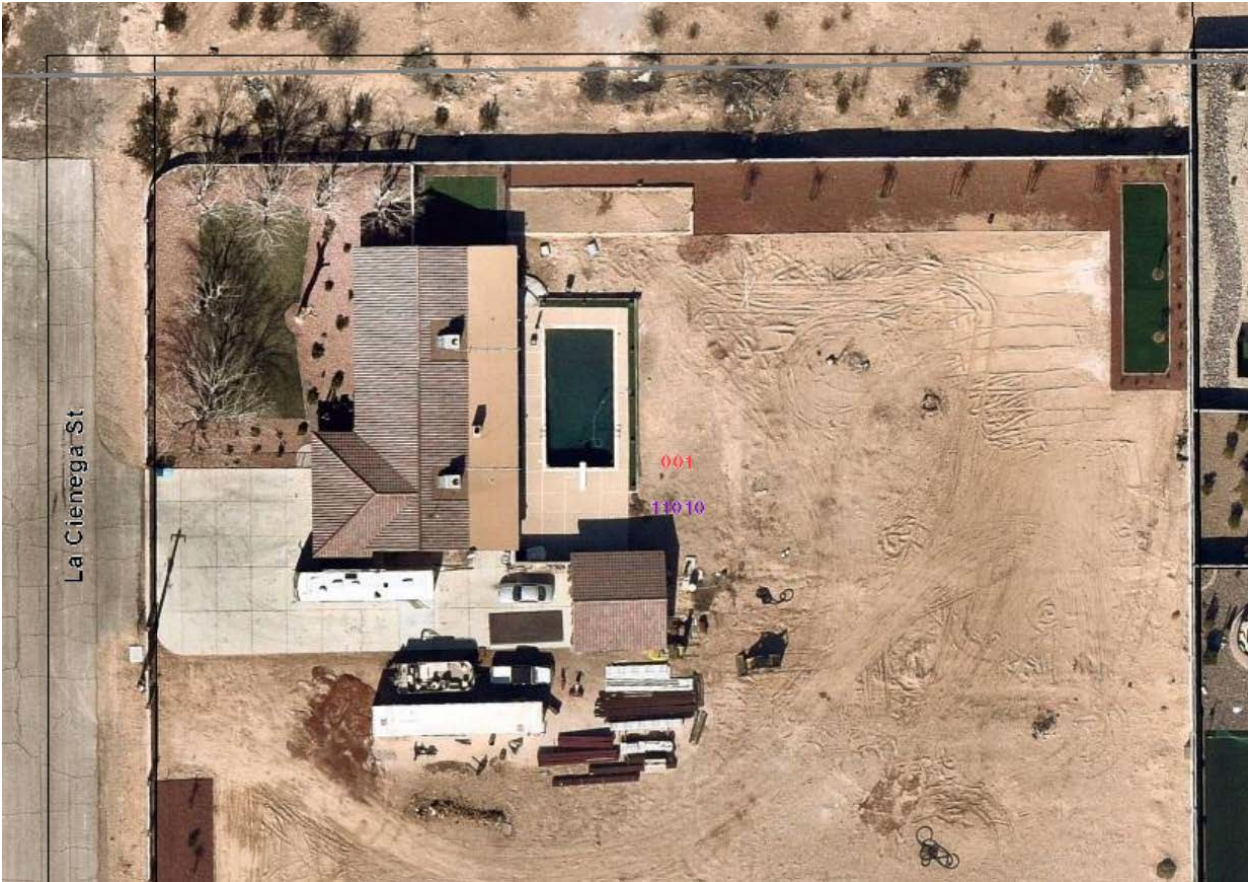


Digitally signed by Daniel Isler
 Date: 2023.07.03 14:28:05
 -0700

Attachment C: Tenant Improvement Review Conducted by SNHD Staff (SR0048883) (Page 2 of 3)



Attachment C: Tenant Improvement Review Conducted by SNHD Staff (SR0048883) (Page 3 of 3)



Attachment D: Final Inspection Report and Plot Plan for ON0010593
(Page 1 of 2)

DISTRICT HEALTH DEPARTMENT, CLARK COUNTY
625 Shadow Lane, Las Vegas, Nevada



APPLICATION FOR INDIVIDUAL SEWAGE DISPOSAL SYSTEM

REC.#13925

Name VAN DER MEER, JAMES L. & SUZANNA Date 3 Jan 75
Telephone No. H-385-4643 B-457-801 Mailing Address 1416 HILLSIDE PLACE, LV, NV 89104
Property Address of Installation 11010 LA CIENEGA STREET & SIDDALL
Legal Description NW $\frac{1}{4}$ SE $\frac{1}{4}$ NW $\frac{1}{4}$ SE $\frac{1}{4}$ Sec.33 T22S, R61E Parcel No. 380-260-022
Land Area 300' x 300
Residential: Bedrooms 4 Baths 3 $\frac{1}{2}$ Fixture Units 41
Commercial: Type _____ Fixture Units _____
Water Supply by: Public System _____ Community System _____ Individual System XXXX
Name & Address of Water Company WELL
Name & Address of Sewer Contractor FLIPPIN
Minimum Requirements: 2000gls. Septic Tank 1550 Sq. Ft. Leaching Area.

Signature James Van Der Meer

REPORT OF INSPECTION:

SEPTIC TANK:

Distance from well 100 ft. Type of Material CONC Inside Dimensions:
Length 14 ft. Width 5 ft. Liquid depth 4.0 ft. Total depth 5.0 ft.
Total liquid capacity _____ gallons. Number of compartments 1

SUB-SOIL DISPOSAL:

Distance from well 100 ft., foundation 20 ft., nearest lot line at:
Front ✓, side _____, rear 15 ft.

Seepage Beds:

Width 36 ft. Length 50 ft. Total depth 4 ft.
Total effective absorption area in bottom of bed 1800 sq. ft.
Number of lines 6. Length of each line 44 ft.
Distance between lines 6 ft. Total length of tile lines 264 ft.
Type of filter material: X Gravel Broken stones _____ Other.
Depth of filter material beneath tile 1.6 ft. Over tile 1.6 ft.

Absorption Trenches:

Total length of tile lines _____ ft., Number of lines _____ f Length of each line _____ ft.
Distance between lines _____ ft. Trench width _____ ft.
Total effective absorption area on sides of trenches _____ sq. ft.
Type of filter material: _____ Gravel. Broken Stones. _____ Cinders.
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 5/13 19 75

Stampbell
SANITARIAN

Attachment D: Final Inspection Report and Plot Plan for ON0010593

(Page 2 of 2)

NOTE: Installation Approved Only Until Sewer Is Available

#S3286

REC.#13925

DISTRICT HEALTH DEPARTMENT
Las Vegas, Nevada
PLOT PLAN FOR INDIVIDUAL SEWAGE DISPOSAL SYSTEM

NAME Van Der Meer, JAMES L. & SUZANNA Date 3 Jan 75

ADDRESS OF INSTALLATION 11010 LA CIENEGA ST. Subdivision _____

Lot Number _____ Size of Lot 300' x 300'

Size of Septic Tank 2000 Gls.

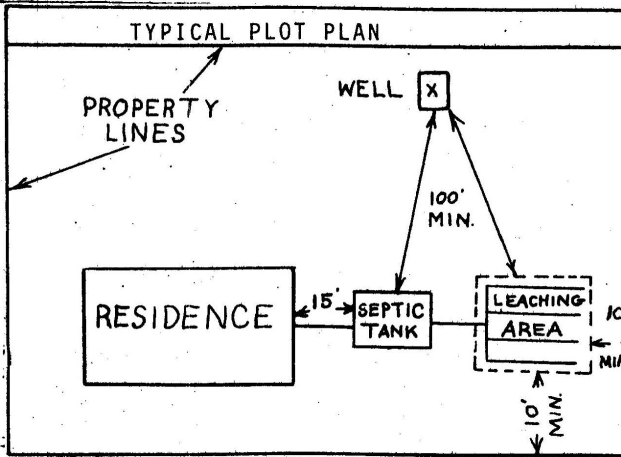
Size of Leaching Area 1550 Sq. Ft.

Contractor Flippin

Indicate of Plan - Property lines, Water Wells, buildings, swimming pools, trees, ditches, water lines.

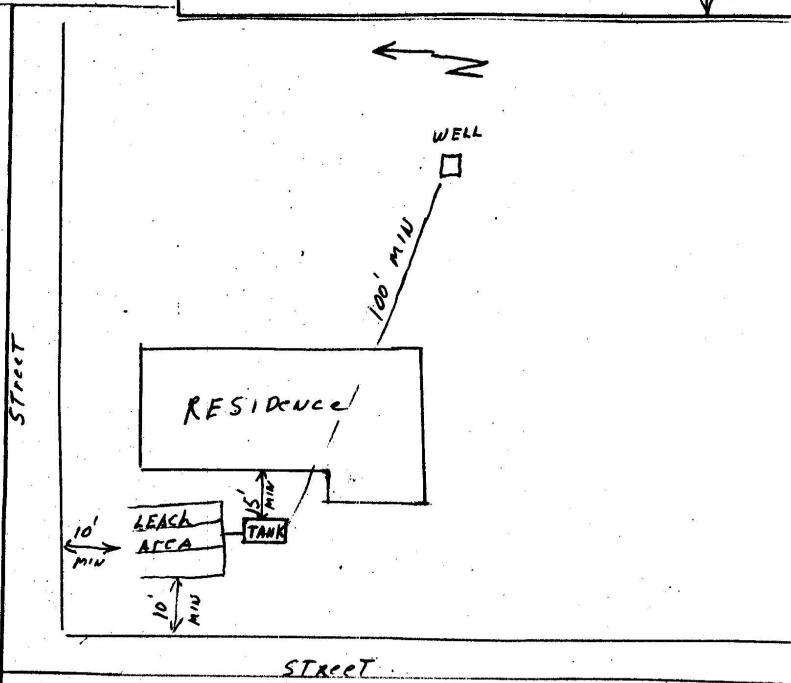
In the space below, please draw a layout of your proposed sewage disposal system, including items and exact distances in feet.

See Sample Drawing



FIXTURE UNITS:

4 Water Closets	24
3 S. Lavs.	3
1 D. Lav.	2
2 Tubs	4
1 Shower	2
1 Kitchen Sink	2
1 Dishwasher	2
1 C. Washer	2
TOTAL	41



SIGNATURE James Van Der Meer

Attachment E: Nearest Sewer Point of Connection (Page 1 of 2)



December 6, 2023

Dan Isler, P.E.
Southern Nevada Health District
PO Box 3902
Las Vegas, NV 89127

RE: LETTER OF INQUIRY ON APN 177-33-704-001

Dear Mr. Isler,

This is in response to an inquiry requested by Southern Nevada Health District regarding availability of the public sewer to provide sewer service to the above property. The subject property is within the jurisdiction of Clark County Water Reclamation District (CCWRD). The District has found that a public sewer line is:

- is available within four hundred feet (400') of the nearest property line.
- not available within four hundred feet (400') of the nearest property line.

Thank you for the opportunity to comment on the above subject property. Please do not hesitate to contact us or refer the applicant to us if there are any questions regarding this matter.

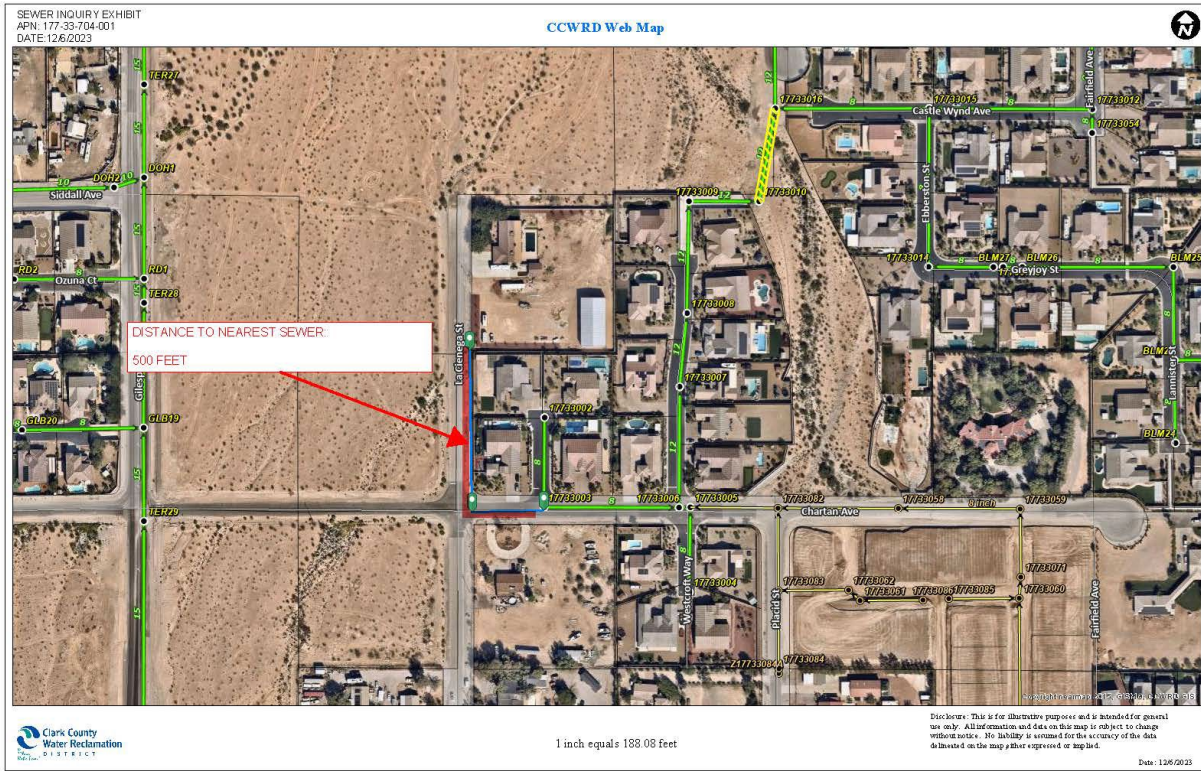
Sincerely,

Leslie Long
Leslie Long, P.E.
Development Services Manager

LL;ka

cc: septics@snhd.org
Stacy Walton <Stacy.Walton@PulteGroup.com>

Attachment E: Nearest Sewer Point of Connection (Page 2 of 2)



Attachment F: Quote for Sewer Connection from NDX



**2667 W. Cheyenne Ave
N. Las Vegas, NV 89032
702-438-7426**

To: Estimating Department	Contact:
Address: Las Vegas, NV	Phone:
	Fax:
Project Name: Stacy Walton Residence- Sewer	Bid Number:
Project Location: 11010 La Cienega	Bid Date: 12/1/2023

Item #	Item Description	Estimated Quantity	Unit	Total Price
1	Mobilization	1.00	EACH	\$3,299.99
2	Sewer POC To Existing Manhole. Includes Core And Wye	1.00	EACH	\$4,525.58
3	Provide And Place 4" SDR-35	40.00	LF	\$4,550.00
4	Provide And Place 8" SDR-35. Approx Depth Of 8'. Includes 2' Of Slurry And Aggregate Backfill	700.00	LF	\$96,173.00
5	Provide And Place 48" Sewer Manholes	2.00	EACH	\$16,360.90
6	Demo Asphalt And Install Temporary Asphalt Patch	1.00	LS	\$17,105.77
7	Provide And Place Permanent Asphalt Patch. Quoting 3" Deep Asphalt. 4' Wide Patch	1.00	EACH	\$21,517.95
8	Traffic Control For This Scope Of Work	1.00	LS	\$15,839.97

Total Bid Price: \$179,373.16

Notes:

- Exclusions;
Overtime Inspections. Hard Rock Removal / Disposal.
Building connections.
Permits, drawings, engineering, testing or survey.
Bollards. Cost of water. Night Work. BWV.
Material cost escalation.

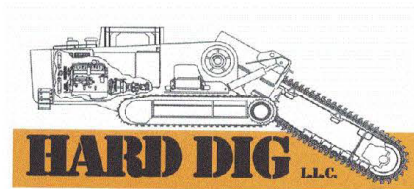
*** Budget Proposal. Quote good for 30 days

Asphalt pricing and Utility Material pricing shall be adjusted at time of placement. Asphalt Pricing shall be reviewed from Bid Date to Pave Date per NDOT website for POTEN, <https://www.dot.nv.gov/home/>. Utility Material pricing will be adjusted by review of proposals from supplier from Bid Date to Purchase Date.

NVCL 29174A
Bid Limit 4.5Mil

Attachment G: Quote for Sewer Connection from Hard Dig, LLC

Friday, December 1, 2023
 Stacy Walton
stacy.walton@pultegroup.com



Proposal: Budget Number

ATTN: Stacy
 RE: 11010 La Cienega St sewer feed

Budget number to furnish all necessary materials, equipment, and labor required to construct the following project per the description given.

Offsite Sewer				
By:		HARD DIG	Sheets: NA	
Job No.		11010 La Cienega St	Dated: 12/1/2023	
Quantity	Unit	Description	Each	Total
1	EA	CORE DRILL EX MANHOLE FOR TIE IN	\$2,000.00	\$2,000.00
2	EA	48" SEWER MANHOLES (APP 8' DEEP)	\$6,000.00	\$12,000.00
2	EA	MANOLE COLLARS	\$500.00	\$1,000.00
490	LF	8" SDR35 SEWER	\$32.00	\$15,680.00
1	EA	8" X 4" WYE /45	\$450.00	\$450.00
40	LF	4" SDR35 SEWER	\$26.00	\$1,040.00
1	LS	CAMERA FOR FINAL	\$2,250.00	\$2,250.00
HARD DIG ALTERNATE : \$14,000.00				
1	LS	HAUL OFF EXCESS DIRT/PULLED AC AND DUMP FEES	\$7,500.00	\$7,500.00
ROAD WORK ON ELDORADO				
1	LS	BARRICADES W/ FLAGGERS	\$9,625.00	\$9,625.00
1	LS	CUT AC/PLATES/TEMP PATCH	\$9,500.00	\$9,500.00
1	LS	SLURRY BACKFILL UNDER AC	\$18,000.00	\$18,000.00
1	LS	DUMP TRUCK FOR ROAD WORK	\$3,600.00	\$3,600.00
1	LS	PERMANENT PATCH	\$45,000.00	\$45,000.00
1	EA	MOBILIZATION	\$1,750.00	\$1,750.00

Offsite Sewer Total: \$129,395.00

Note: Hard dig, haul off, asphalt / landscaping and concrete removal and replacement (except as noted) are excluded from bid. Bid pricing is for 10 days, after 10 days pricing is subject to change.

Attachment H: Quote for Sewer Connection from Mammoth Underground



Telephone: (702) 248-6662

Fax: (702) 247-8489

To: stacy.walton@pultegroup.com

Date: December 11, 2023
 Project: 11010 La Cienega ST
 Location: La Cienega & Chartan Ave
 Engineer: Westwood
 Plan Date: 3/8/2023

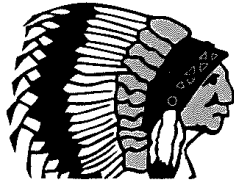
Attn: Stacy Walton **This Bid does not include hard dig.**

Line:	Description:	Qty:	Item:	Unit Price:	Total:
Sewer					
1	8" SDR35 Sewer Main	700	LF	\$120.00	\$84,000.00
2	4" SDR35 Sewer Lateral	1	Each	\$5,500.00	\$5,500.00
3	48" Sewer manhole	2	Each	\$9,500.00	\$19,000.00
4	Core drill Ex SSMH and Lined Per CCWRD New standart	1	Each	\$16,500.00	\$16,500.00
5	Manhole Collars	3	Each	\$700.00	\$2,100.00
6	Traffic Control/Flaggers	1	LS	\$16,500.00	\$16,500.00
7	CLSM 24" Per CCPW standard	1	LS	\$22,500.00	\$22,500.00
8	Trench plates	1	LS	\$6,500.00	\$6,500.00
9	Permanent Patch	1	LS	\$22,500.00	\$22,500.00
10	Sawcut/coldmix	1	LS	\$5,200.00	\$5,200.00
11	Clean and video	1	LS	\$1,500.00	\$1,500.00
12	Haul-off asphalt spoils	3	LD	\$500.00	\$1,500.00
13	Haul-off Excess spoils	40	LD	\$450.00	\$18,000.00
14	Backfill with all type 2	1	LS	\$12,500.00	\$12,500.00
Sewer Total					\$233,800.00
Proposal Total					\$233,800.00

Proposal submitted by:  12/11/23
 Jose Amaya Date
 Cell: 725-221-5410
 jamaya@mammothug.com

Proposal accepted by: _____ Date

Attachment I: Chief Septic & Sewer Inspection Form



CHIEF
SEPTIC & SEWER

3395 S. Jones Blvd. Ste 423 Las Vegas, NV 89146
(702) 897-0092 • FAX (702) 897-4649

Inspection Form

Section 1

Homeowner's _____

Address 11010 LA CIENEGA

Location of the system: East West South North

Water test completed on leech field? Pass Fail

Does the septic tank have a visible riser? Yes No

Estimate size of tank 2000 gallons

Section 2 Disposal Field

Any evidence of malfunction (Please circle applicable answers)

Wet Areas Wet Discharge to Surface Localized Surface Swelling Unusually Green/Lush Vegetation None

Section 3 Septic Tank (Please circle applicable answers)

Septic tank material: Concrete Fiberglass Other

Liquid level in tank: Below Normal Normal Above Normal

Access openings in tank: One Two Three

Tank was pumped? Yes No

Is the system working properly? Yes No (Additional Comments)

LEACH FIELD ACCEPTED 800 GALLONS OF GRAY WATER
IN 20 MINUTES. SYSTEM WORKING EXCEPTIONALLY WELL
AT TIME OF INSPECTION. - NO ISSUES

Septic system is subterranean; therefore, it is impossible to determine the overall condition. Also, when no water is entering the fields line, i.e. if the house is vacant, a determination of the status is difficult. This report comments on the workability of the system on the day of the inspection only and in no way to be a warranty.

Inspected By: WAYNE BYNUM Date: 7/25/23

Attachment K: Water Quality Test Results for Well Log #53922 (Page 1 of 3)



SGS Silver State Analytical Laboratories
 3626 E. Sunset Road, Suite 100
 Las Vegas, NV 89120
 (702) 873-4478
 www.ssalabs.com

Analytical Report

WO#: 23070794
 Date Reported: 7/20/2023

CLIENT: Stacy Walton **Collection Date:** 7/18/2023 9:54:00 AM
Project:
Lab ID: 23070794-03 **Matrix:** AQUEOUS
Client Sample ID: Well

Analyses	Result	RI	Qual	Units	DF	Date Analyzed
COLIFORMS, FECAL - MPN						Analyst: JG
Coliform, Fecal	ND	1.0000		MPN/100mL	1	7/18/2023 3:26:00 PM

Qualifiers: DF Dilution Factor. H Holding times for preparation or analysis exceeded.
 (Qual) MCL Maximum Contaminant Level. ND Not Detected at the PQL.
 PQL Practical Quantitation Limit.

Original

Attachment K: Water Quality Test Results for Well Log #53922 (Page 2 of 3)



SGS Silver State Analytical Laboratories
 3626 E. Sunset Road, Suite 100
 Las Vegas, NV 89120
 (702) 873-4478
 www.ssalabs.com

Analytical Report

WO#: 23070794
 Date Reported: 7/20/2023

CLIENT: Stacy Walton **Collection Date:** 7/18/2023 9:53:00 AM
Project:
Lab ID: 23070794-02 **Matrix:** AQUEOUS
Client Sample ID: Well

Analyses	Result	RI	Qual	Units	DF	Date Analyzed
COLIFORMS, E.COLI - MPN				COLILERT-18		Analyst: JG
E. coli	ND	1.00		MPN/100mL	1	7/18/2023 3:26:00 PM

Qualifiers:
 (Qual)

DF Dilution Factor.
 MCL Maximum Contaminant Level.
 PQL Practical Quantitation Limit.

H Holding times for preparation or analysis exceeded.
 ND Not Detected at the PQL.

Original

Attachment K: Water Quality Test Results for Well Log #53922 (Page 3 of 3)



SGS Silver State Analytical Laboratories
 3626 E. Sunset Road, Suite 100
 Las Vegas, NV 89120
 (702) 873-4478
 www.ssalabs.com

Analytical Report

WC#: 23111379
 Date Reported: 12/5/2023

CLIENT:	Stacy Walton	Collection Date:	11/30/2023 12:30:00 PM
Project:			
Lab ID:	23111379-01	Matrix:	DRINKING WATER
Client Sample ID:	Well Spigot		

Analyses	Result	RL	Qual	Units	MCL	DF	Date Analyzed
ANIONS-SDWA (CL, F, NO2, NO3, SO4)					EPA 300.0		Analyst: JG
Nitrate as N	1.75	0.100		mg/L	10.0	1	11/30/2023 6:39:00 PM

Qualifiers: IF Dilution Factor H Holding time for preparation or analysis exceeded.
 (Qual) MCL Maximum Contaminant Level ND Not Detected at the PQL
 PQL Practical Quantitation Limit.

Original

Attachment L: Site Investigation Photo Submitted by Petitioners



Attachment M: Public Notice



PUBLIC NOTICE

The Southern Nevada District Board of Health will conduct a PUBLIC HEARING on Thursday, January 25, 2024 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 Jerry and Stacy Walton (“Petitioners”), to allow existing trees to remain within 10 feet of the existing septic system (SNHD Permit #ON0010593) on the property located at 11010 La Cienega St., Las Vegas, NV 89183, APN 177-33-704-001.

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 January 24, 2024 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
Environmental Health Director

January 10, 2024
Date