



Memorandum

Date: September 24, 2026

To: SOUTHERN NEVADA DISTRICT BOARD OF HEALTH

From: Daniel Isler, PE, REHS, *Environmental Health Engineer/Supervisor* *DI*
Daniel Burns, PE, REHS, *Environmental Health Engineer/Manager* *DB*
Chris Saxton, MPH-EH, REHS, *Director of Environmental Health* *CS*
Cassius Lockett, PhD, *District Health Officer* *CL*

Subject: Variance request for an existing septic system, SNHD Permit #ON0007752, located at 3114 Sorrel St., Las Vegas, NV 89146 to allow existing trees to encroach on the septic system.

I. BACKGROUND:

Nicole Baumgartner, Owner ("Petitioner"), is requesting a variance 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* ("SNHD ISDS Regulations") and to allow future building permits to be issued for the property located at Assessor's Parcel Number 163-11-403-001, also known as 3114 Sorrel St., Las Vegas, NV 89146 ("Subject Property").

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

Petitioner further requests a variance from Section 11.3 of the SNHD ISDS Regulations, which states that "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. Petitioner would like to proceed with their Tenant Improvement approval request and allow the existing trees to remain.

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:

"When I purchased this property, the existing front landscaping had already been fully established by the previous owner. I did not install or expand the landscaping currently located in the front yard. Shortly after purchasing the home, I was required to extend the existing leach field because the original system was already experiencing operational issues. The current circumstances are unique to my property because they result from conditions that existed before my ownership, rather than changes I created. My request is specific to this property's existing conditions and is not intended to establish a precedent for other property owners. I am simply requesting that the existing landscape remain in place while I complete the permitting process for a detached garage that will comply with all applicable regulations. Granting this variance would address the unique circumstances of my property without adversely affecting other persons subject to the same regulations."

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 with the regulation would create an undue financial hardship. I contacted three licensed plumbing companies for estimates to convert my existing septic system, and the cost is beyond what I can reasonably afford. I also obtained a landscaping estimate. While the landscaping cost is lower than the septic conversion, I do not have additional funds available after the expenses associated with obtaining permits and constructing my detached garage. Requiring these additional improvements would place a significant financial burden on me and limit my ability to reasonably use my property. Granting this variance would allow me to preserve the existing landscaping while completing a project that otherwise complies with applicable regulations."

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:

"Granting this variance will not be detrimental to public health or safety. This request applies to a single-family, single-story home located on a half-acre lot and will not adversely affect neighboring properties or the public. The variance is limited to preserving the existing landscaping and will not impact the safe or sanitary operation of the property's septic system."

The Subject Property is depicted in Attachment C as Lot 001 of PT GL 106 (highlighted in yellow) on the Assessor's Parcel Map. It is not currently part of any recorded subdivision or parcel map. Examination of the Clark County Assessor's records and parcel genealogy show that the Petitioner is the second owner of the septic system and obtained the Subject Property in September 2016. An analysis of available aerial photography shows that the trees were planted between Fall 1998 and Fall 1999. The existing septic system was approved on September 13, 1971,

and the existing single-family residence was constructed in 1972. Petitioner has indicated that shortly after purchasing the property, the original leach field was extended because the original system was already experiencing operational issues. This extension to the leach field was done without SNHD approval and is considered an unpermitted extension.

An analysis of the surrounding area shows that there are 290 permitted septic systems within a square mile of the Subject Property. The Subject Property receives water service from the Las Vegas Valley Water District, which receives water from the Colorado River. The nearest sewer connection point is approximately 30 feet from the Subject Property.

II. RECOMMENDATION:

The existing trees located on and near the septic tank and 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.

Staff are of the opinion that granting the variance would not endanger public health or safety. However, Section 19.4.1 of the SNHD ISDS Regulations states that "Staff will not recommend variance approval for septic systems on lots where municipal sewer is gravity accessible within four hundred feet (400') from the nearest property line." The nearest connection point to Clark County Water Reclamation District (CCWRD) sewer is less than 30 feet east of the property in Palmyra Avenue. The Petitioner wishes to continue using the ISDS because of the cost and time required to connect to the sewer system.

Staff also recommend denial of the variance due to the Subject Property's use of Colorado River Water, the location of the trees, the system's age and previous operational issues, and the unpermitted extension to the leach field made by the Petitioner. 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. 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 the CCWRD community sewage system when this connection can be made by gravity flow and the owner(s) are notified and legally required to do so by CCWRD.
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. No additional trees are allowed within ten feet (10') 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. Petitioner and their successor(s) must provide a copy of the variance to potential buyers as part of the disclosure process per NRS 113.
6. Petitioner must correct all other compliance issues identified in the Tenant Improvement review for the detached garage (SEP-TI-26-0000038).
7. Petitioner must apply for a new ISDS permit to allow staff to review the unpermitted modification to the leach field that occurred after the property was purchased by the Petitioner.

Attachments:

- A. Variance Candidate Application
- B. Justification Letter from the Petitioner
- C. Assessor's Parcel Map
- D. Tenant Improvement Review by SNHD Staff (SEP-TI-26-0000038)
- E. Final Inspection Report and Plot Plan for ON0007752
- F. Septic to Sewer Conversion Bid - Eagle Excavation LLC
- G. Septic to Sewer Conversion Bid - Loyalty Plumbing and Air
- H. Septic to Sewer Conversion Bid - Ninth Island Construction
- I. Tree Removal Quote - FS Lawn and Stone
- J. 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: Nicole Baumgartner
Address of Property Owner: 3114 Sorrel St, Las Vegas, NV 89146
Contact Information of Property Owner:
Office Phone: _____ Cell Phone: 702 556 8492
Fax Number: _____ Email Address: nikbaum42@gmail.com

PROPERTY INFORMATION

Property Address: 3114 Sorrel St, Las Vegas, NV 89146
Assessor's Parcel Number (APN): 163 11 403 001
Describe location within larger facility (i.e. hotel/casino/resort, etc.):
This is a single story home on half an acre.

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

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

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:

When I purchased this property, the existing front landscaping had already been fully established by the previous owner.

I did not install or expand the landscaping currently located in the front yard. Shortly after purchasing the home, I was required to extend the existing leach field because the original system was already experiencing operational issues.

The current circumstances are unique to my property because they result from conditions that existed before my ownership, rather than changes I created. My request is specific to this property's existing conditions and is not intended to establish a precedent for other property owners. I am simply requesting that the existing landscape remain in place while I complete the permitting process for a detached garage that will comply with all applicable regulations. Granting this variance would address the unique circumstances of my property without adversely affecting other persons subject to the same regulations.

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 with the regulation would create an undue financial hardship. I contacted three licensed plumbing companies for estimates to convert my existing septic system, and the cost is beyond what I can reasonably afford. I also obtained a landscaping estimate.

While the landscaping cost is lower than the septic conversion, I do not have additional funds available after the expenses associated with obtaining permits and constructing my detached garage. Requiring these additional improvements would place a significant financial burden on me and limit my ability to reasonably use my property.

Granting this variance would allow me to preserve the existing landscaping while completing a project that otherwise complies with applicable regulations.

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:

Granting this variance will not be detrimental to public health or safety. This request applies to a single family,

single story home located on a half acre lot and will not adversely affect neighboring properties or the public. The variance is limited to preserving the existing landscaping and will not impact the safe or sanitary operation of the property's septic system.

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 from Petitioner

Justification/Hardship Letter

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

From: Nicole Baumgartner
3114 Sorrel St.
Las Vegas, NV. 89146

Re: Parcel # 163-11-403-001

To Whom It May Concern,

I hereby make application and petition the Southern Nevada District Board of Health for a variance to the Regulations Governing Individual Sewage Disposal and Liquid Waste Management, Section 10, and the Nevada Department of Environmental Protection Policy.

This variance request is made to allow the existing landscape to remain in place and to continue the permitting process for a detached garage that complies with all applicable regulations established by the Southern Nevada Health District.

The legal description of the property is APN #177-01-811-032, a single-family residence situated on a half-acre lot.

I have owned the property since September 2016. When I purchased the home, the front landscaping had already been established by the previous owner. Shortly after purchasing the property, I invested in extending the existing leach field because the septic system was already experiencing issues. Since that time, I have maintained the property in good faith and am now seeking to construct a detached garage while preserving the existing landscaping.

This request is unique to my property because the landscaping and existing site conditions predate my ownership. My request is not intended to avoid compliance with applicable regulations, but rather to preserve improvements that existed when I purchased the home and to allow me to complete a project that otherwise complies with all required standards.

Requiring compliance without a variance would create a significant financial hardship. I contacted three licensed plumbing companies to obtain estimates for converting my septic system, and the costs are beyond my financial means. I also obtained an estimate to remove and replace the existing landscaping. While that cost is less than the septic conversion, I do not have the financial resources to absorb additional expenses after the costs already associated with obtaining permits and constructing the detached garage. Requiring these additional improvements would substantially increase the project's overall cost and effectively prevent me from making a reasonable improvement to my property.

Granting this variance will not be detrimental to public health or safety. The property is a single-story, single-family residence on a half-acre lot, and preserving the existing landscaping will not adversely affect neighboring properties or the safe and sanitary operation of the existing septic system.

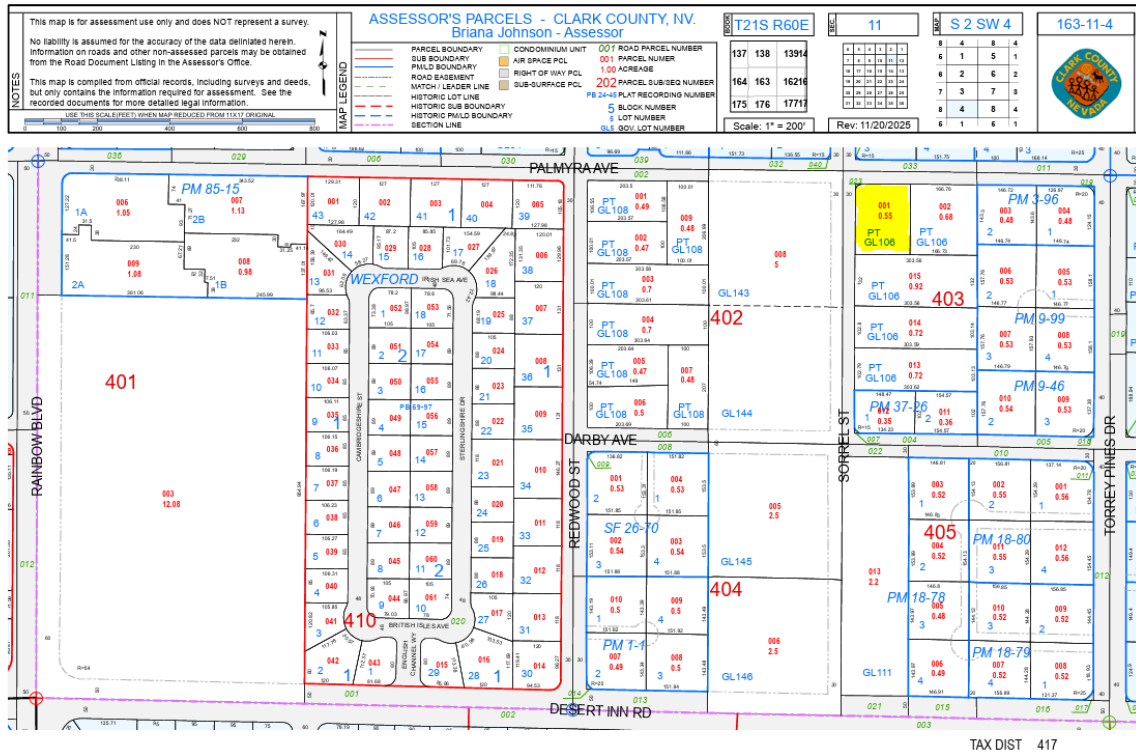
For these reasons, I respectfully request that the Southern Nevada District Board of Health approve this variance. Approval would allow me to preserve the existing landscaping, avoid an unnecessary financial hardship, and continue the permitting process for a detached garage while maintaining compliance with all other applicable health and safety requirements.

Thank you for your time and consideration of this request.

Sincerely,



Nicole Baumgartner



Attachment D: Tenant Improvement Review by SNHD Staff (SEP-TI-26-0000038) (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 2177	PERMIT NUMBER ON0007752	FACILITY BAUMGARTNER NICOLE IRENE			ADDRESS 3114 Sorrel ST Las Vegas, NV 89146-6546		
DIST 36	CITY Las Vegas	APN # 163-11-403-001		SR # SEP-TI-26-0000038	WATER SOURCE Public Water		
CURRENT ACTION 628	Service Date 07/08/2026	Status	Time In 10:45	Time Out 11:30	Result 34		
	Travel Minutes	Miles	Violations Alleged	Violations Actual	Future Action 76	Action	Date

NOTIFIED OF THE FOLLOWING

The tenant improvement for the garage with no additional plumbing is REJECTED.

The garage will meet the required setback from the septic system.

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

1.) In compliance with Section 11.18 of the Individual Sewage Disposal Systems and Liquid Waste Management Regulations, "The placement of any impervious covering ... over the soil absorption system is prohibited." A driveway currently exists over parts of the septic system. Remove this driveway and send photographic evidence to SNHD for re-evaluation.

2.) There appears to be a number of trees located on or within 10ft of the septic system. As stated in Section 11.3 of the Individual Sewage Disposal Systems and Liquid Waste Management Regulations, the trees will need to be removed and photographic evidence sent to SNHD for re-evaluation.

3.) It appears the leach field does not meet the required setback from the foundation of the home. Section 5.2 of the ISDS Regulations requires a minimum distance of 8 feet between any building/structure foundation and the septic system. In order to re-evaluate the tenant improvement, provide a Cone of Influence letter signed and sealed by a State of Nevada registered professional engineer stating the separation distance, leach field depth, and that the stress influence of the building foundation will not adversely affect the leach field and the stress influence of the leach field will not adversely affect the building foundation.

Alternatively, the facility can abandon the septic system and connect to the nearest community sewage system managed by Clark county Water Reclamation District (CCWRD).

RECEIVED BY:

ENVIRONMENTAL HEALTH SPECIALIST:

Nicole Baumgartner <midyeni@nv.ccsd.net>

Sarah George

Dann Limuel Lat

Digitally signed
by Dann Limuel
Lat
Date: 2026.07.06
13:21:28 -07'00'

Attachment D: Tenant Improvement Review by SNHD Staff (SEP-TI-26-0000038) (Page 3 of 3)



Attachment E: Final Inspection Report and Plot Plan for ON0007752 (Page 1 of 3)

SIGNATURE: [Signature]
DISTRICT HEALTH DEPARTMENT, CLARK COUNTY
625 Shadow Lane, Las Vegas, Nevada
385-1291

S1244
XXXXXX L.N.
Receipt #

APPLICATION
INDIVIDUAL SEWAGE DISPOSAL SYSTEM

Name GERALD W. HOGUE Date AUGUST 26, 1971

Telephone No. 642-0417 Mailing Address 3601 CYPRESS, NORTH LAS VEGAS

Property Address of Installation CORNER OF PALMYRA & SORRELL, LAS VEGAS
W 1/2 N 1/4 SE 1/4 SW 1/4

Legal Description Sec. 11 T21S R60E Parcel Nbr. _____ Land Area 136' x 176'

Residential: Bedrooms 3 Baths 3 1/2 Fixture Units 31

Commercial: Type _____ Fixture Units _____

Water Supply by: Public System X Community System _____ Individual System _____

Name & Address of Water Company LAS VEGAS VALLEY WATER DISTRICT

Name & Address of Sewer Contractor ACTION EXCAVATING

Minimum Requirements: 1500 gals. Septic Tank 1165 sq.ft. Leaching Area _____

REPORT OF INSPECTION:

SEPTIC TANK:

Distance from well — feet; Material Superior Re-cast Inside dimensions—
Length _____ ft; Width _____ ft; Liquid depth _____ ft; Total depth _____ ft.
Total liquid capacity 1,500 gallons. No. of compartments _____.

SUB-SOIL DISPOSAL:

Distance from well — ft., foundation 15' (LBF) ft., nearest lot line at
front, _____ side, ✓ side, _____ rear, 15 ft.

Seepage Beds:

Width 30 ft. Length 44 ft. Total depth 4 ft.
Total effective absorption area in bottom of bed 1320 sq. ft.
Number of lines 3. Length of each line 40 ft. Distance between
lines 8 ft. Total length of tile lines 120 ft.
Type of filter material: _____ Gravel. ✓ Broken Stones. _____ Other.
Depth of filter material beneath tile 1 1/2 ft. Over tile 1 1/2 ft.

Absorption Trenches:

Total length of tile lines _____ ft., Number of lines _____. Length of each
line _____ ft. Distance between lines _____ ft. Trench width _____ ft.
Total effective absorption area in bottom of trenches _____ sq. ft.
Type of filter material: _____ Gravel. _____ Broken Stones. _____ Cinders.
Other _____
Depth of filter material beneath tile _____ ft. Over tile _____ ft.

Date of Approval Sept 13 1971

[Signature]
Sanitarian

NOTE: INSTALLATION APPROVED ONLY UNTIL SEWER IS AVAILABLE.

Attachment E: Final Inspection Report and Plot Plan for ON0007752 (Page 2 of 3)

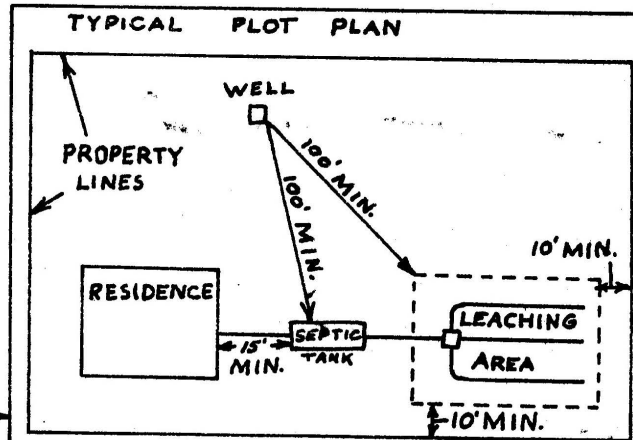
DISTRICT HEALTH DEPARTMENT
 Las Vegas, Nevada
 PLOT PLAN FOR INDIVIDUAL SEWAGE DISPOSAL SYSTEM
 (Attach one copy to Application)

NAME Gerald W. Hogue Date Aug 26 1971
 Address of Installation Corner Palmyra & Sorrel Subdivision _____
 Lot Number _____ Size of Lot _____
 Size of Septic Tank 1500
 Size of Leaching Area 1165
 Contractor _____

Indicate on Plan--Property lines, water wells, buildings, swimming pools, trees, ditches, water lines.

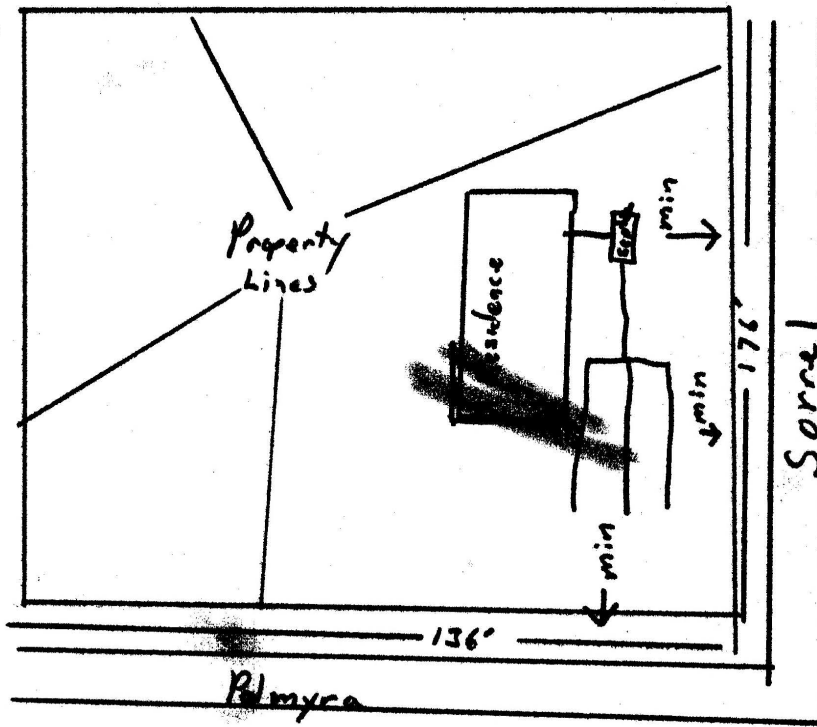
In the space below, please draw a layout of your proposed sewage disposal system, including all above listed items and exact distances in feet.

See Sample Drawing →

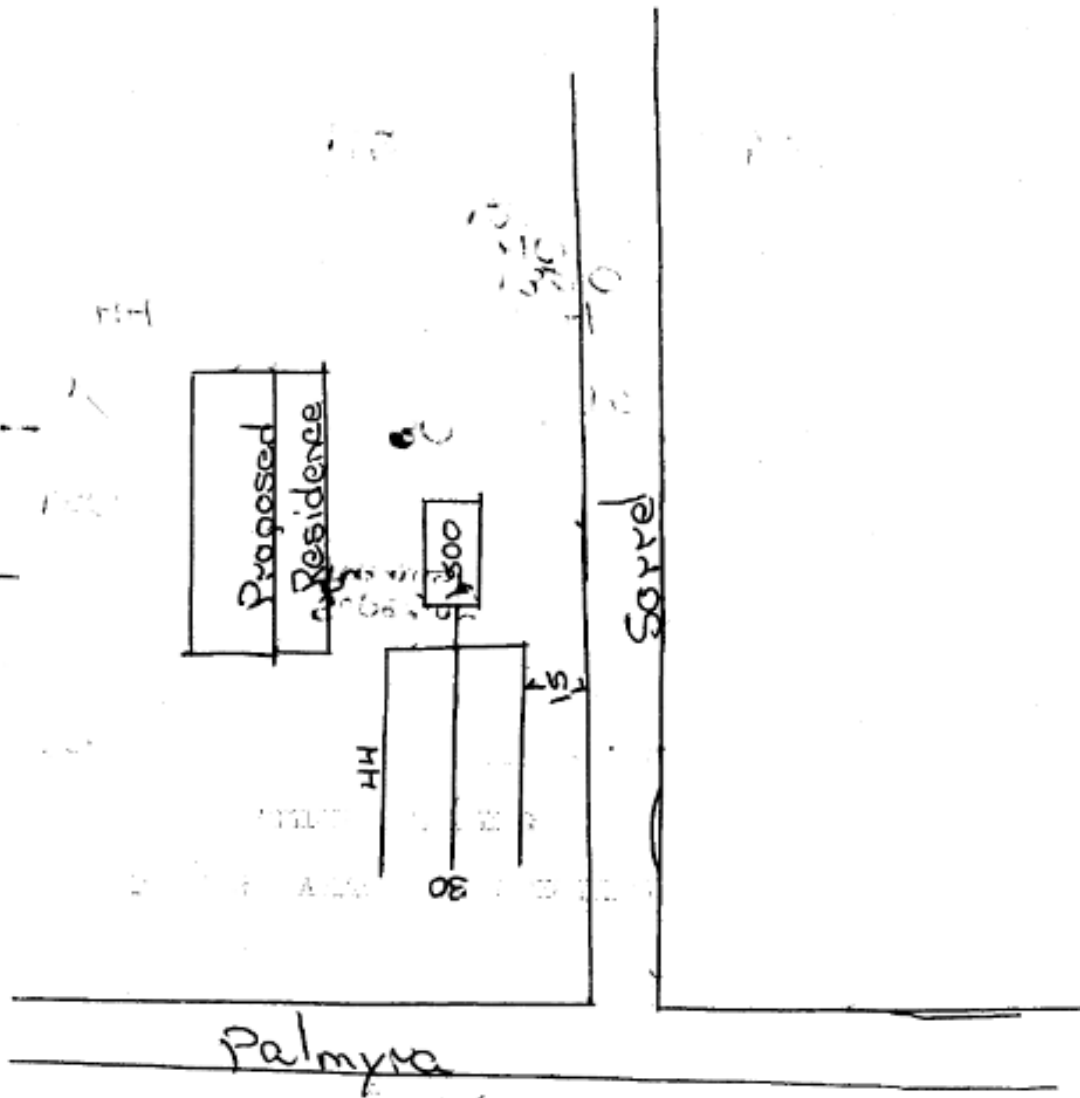


3 1/2 Baths
3 toilets 18
3 single lav 3
2 bath tubs 4
1 Washing m/c 2
1 foot sink 2
1 dish rack 2

↓ T.U. 31



Attachment E: Final Inspection Report and Plot Plan for ON0007752 (Page 3 of 3)



Attachment F: Septic to Sewer Conversion Bid – Eagle Excavation LLC (Page 1 of 4)

SNWA Septic Conversion Bid Template



Please use the form below to provide a bid for the septic to sewer conversion project. The SNWA is not responsible for and provides no guarantees or warranty with respect to any project design, engineering or construction, or the work performed by any contractor.

Customer Name: Baumgartner Nicole Irene		Contractor Company Name: Eagle Excavation LLC.	
Property Address: 3114 Sorrel St.		Contractor License #: 81622	
APN: 163-11-403-001		Phone Number: 702-591-8949	
		Bid Date: 7/9/2026	
Notes	Unit of measure abbreviations	EA - Each	LF - Linear Feet
		LS - Lump Sum	SF - Square Feet

OFFSITE COSTS

	ITEM	RECOMMENDED UNIT OF	QUANTITY	UNIT PRICE	TOTAL
1	4' PVC Sewer Lateral C-900	LF	24	\$ 15.00	\$ 360.00
2	Saw and demo asphalt	LF	0	\$ -	\$ -
3	8" Main sewer Line	LF	153	\$ 153.00	\$ 23,409.00
4	Trenching and Backfill	LF	1	\$ 2,400.00	\$ 2,400.00
5	Caliche Hard Dig	EA	0	\$ -	\$ -
6	P.O.C	EA	1	\$ 500.00	\$ 500.00
7	Corrosion Protection	SF	0	\$ -	\$ -
8	Camera CC/TV	LF	1	\$ 900.00	\$ 900.00
9	48" Man Hole	SF	1	\$ 12,000.00	\$ 12,000.00
10	Permitting	LS	1	\$ 1,800.00	\$ 1,800.00
11	connection fee	LF	1	\$ 1,600.00	\$ 1,600.00

Attachment F: Septic to Sewer Conversion Bid – Eagle Excavation LLC (Page 2 of 4)

12	caliche Hard Dig	Ls	1	\$ -	\$ -
13	Civil Engineering /Exhibits	LS	1	\$ 7,500.00	\$ 7,500.00
14	Engineering / Surveying	LS	1	\$ 2,800.00	\$ 2,800.00
15	Import & Export Type II	LS	1	\$ 2,500.00	\$ 2,500.00
16	Slurry Back Field	LS	1	\$ 2,750.20	\$ 2,750.20
17	Traffic Control / Flaggers	LS	1	\$ 1,500.00	\$ 1,500.00
18	Trench Safety -Plates-shorings	LS	1	\$ 3,810.20	\$ 3,810.20
				Offsite Subtotal	\$ 63,829.40

ONSITE COSTS

	ITEM	RECOMMENDED UNIT OF	QUANTITY	UNIT PRICE	TOTAL
1	4" PVC Sewer Lateral	LF	129	\$ 75.00	\$ 9,675.00
2	6" PVC Sewer Lateral	LF	0	\$ -	\$ -
3	Private Pump	LS	1	\$ 900.00	\$ 900.00
4	Agency Sewer Connections Fees	LS	1	\$ -	\$ -
5	Septic System Abandonment	LS	1	\$ 3,500.00	\$ 3,500.00
6	Landscape Restoration	LS	1	\$ -	\$ -
7	Decorative Concrete Replacement	SF	1	\$ -	\$ -
8	Caliche Hard Dig	SF	1	\$ -	\$ -
9	Concrete Replacement/Driveway	SF	0	\$ -	\$ -
10	Pevers around septic tank R&R	SF			\$ -
11	Backwater valve	EA	0	\$ -	\$ -
12	4" Sewer Clean out	N/A	2	\$ 400.00	\$ 800.00
				Onsite Subtotal	\$ 14,875.00
TOTAL PROJECT ESTIMATE					\$ 78,704.40

Attachment F: Septic to Sewer Conversion Bid – Eagle Excavation LLC (Page 3 of 4)

SNWA USE ONLY				\$	-
SNWA Notice To Proceed Provided ON:	_____	(Date)			
Approved By :	_____			\$	-
Estimated Benefit Amount*:	_____			\$	-
*This is just an estimate and is subject to change. Final benefit will be based on actual project costs					

Septic Conversion Review Guidelines

LVVWD Planning and Engineering Services

During septic to sewer conversion, separation between waterlines and the proposed lateral must comply with UDACS Section 2.22. One of the following categories of projects may come up:

Category #1

The existing sewer line is on the same side as the property being connected to sewer. Under this condition, there is no impact, as the lateral will not reach the waterline.

Category #2

The existing sewer line is on the far side from the property, and the proposed lateral is crossing the waterline before connecting to sewer line. Under this condition, the following crossing options may apply.

Condition 1: The sewer line is deep and the lateral crosses below the waterline with 18 inches or more separation. In this case there is no impact, and the project may proceed as planned.

Condition 2: The sewer line is shallow and above waterline or below the waterline with less than 18 inches of separation. In the case, the lateral can cross above the waterline with a separation of 8 inches or more. The lateral must be PVC C900

Attachment F: Septic to Sewer Conversion Bid – Eagle Excavation LLC (Page 4 of 4)

material and must be encased with 4 inches of cement slurry (CLSM) for a distance of 10 feet, each side of the crossing.

Condition 3: The sewer line is shallow and level with the waterline. In this case, a gravity lateral will be in direct conflict with the waterline. A different engineering solution would have to be found in this case, including (1) lowering the waterline, (2) using a pump with the pressurized lateral, (3) other options.

Review Requirements

LVVWD Planning and Engineering Services will not need to review any projects that fall under Category#1, or Condition 1 in the second category.

All projects under Condition 2 or 3 will have to be reviewed by LVVWD Planning and Engineering Services for compliance with the UDACS.

Attachment G: Septic to Sewer Conversion Bid – Loyalty Plumbing and Air



Loyalty Plumbing & Air
CallLoyalty.com
6320 S Sandhill Suite 10
Las Vegas, NV
United States
(702)710-4817

BILL TO

NICOLE BAUMGARTNER
3114 Sorrel Street
Las Vegas, NV 89146 USA

ESTIMATE
47904077

ESTIMATE DATE
Jul 10, 2026

JOB ADDRESS

NICOLE BAUMGARTNER
3114 Sorrel Street
Las Vegas, NV 89146 USA

Job: 47896983

ESTIMATE DETAILS

Plumbing Report: Upon arrival, customer met me outside and showed me that she would like an estimate to connect to the city sewer and bypass the septic tank.

SERVICE	DESCRIPTION	QTY
outside sewer 3	Repair main sewer system up to 4" line up to 60' of piping. Includes permits and inspections through appropriate municipalities having jurisdiction. After inspection backfill of line. NOTE: Line may stay open until inspection process can take place. This may take up to 2 weeks depending on jurisdiction. C35	4.00

POTENTIAL SAVINGS	\$7,530.80
SUB-TOTAL	\$75,308.00
TAX	\$0.00
TOTAL	\$75,308.00
EST. FINANCING	\$700.70

Thank you for choosing Loyalty Plumbing & Air

CUSTOMER AUTHORIZATION

The summary above is furnished by Loyalty Plumbing & Air as a good faith estimate of work to be performed at the location described above and is based on our evaluation and will not change without customers authorization and signatures. I understand that this estimate DOES NOT include drywall, concrete, tile, or any other repairs unless specifically stated on this invoice. I agree and authorize the work as summarized on these estimated terms, and I agree to pay the full amount for all work performed.

Attachment H: Septic to Sewer Conversion Bid – Ninth Island Construction (Page 1 of 2)

SNWA Septic Conversion Bid Template

Please use the form below to provide a bid for the septic to sewer conversion project. The SNWA is not responsible for and provides no guarantees or warranty with respect to any project design, engineering or construction, or the work performed by any contractor.

Customer Name:	Nicole Baumgartner	Contractor Company Name:	NINTH ISLAND CONSTRUCTION
Property Address:	3114 Sorrel St	Contractor License #:	87434
APN:	16311403001	Phone Number:	702-658-0065
		Bid Date:	7/17/2026

Unit of measure abbreviations:	EA- Each	LF - Linear Feet	LS - Lump Sum	SF - Square Feet
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OFFSITE COSTS

	Item	Unit Of Measure	Quantity	Unit Price	Total
1	4" PVC Sewer Lateral	LS	1	\$ 12,702.00	\$ 12,702.00
2	6" PVC Sewer Lateral	LF	0	\$ -	\$ -
3	8" PVC Sewer Main	LF	0	\$ -	\$ -
4	12" PVC Sewer Main	LF	0	\$ -	\$ -
5	48" Manhole	EA	0	\$ -	\$ -
6	60" Manhole	EA	0	\$ -	\$ -
7	Concrete Sidewalk Replacement	SF	0	\$ -	\$ -
8	Concrete Curb and Gutter Replacement	LF	0	\$ -	\$ -
9	Asphalt Pavement Replacement	SF	0	\$ -	\$ -
10	Permitting	LS	0	\$ -	\$ -
11	Concrete Encasement of Pipe	LF	0	\$ -	\$ -
12	Spoil Haul-off	LS	0	\$ -	\$ -
13	Safety, Temp AC, Barricades	LS	0	\$ -	\$ -
14	Traffic Control and Trench Safety	LS	0	\$ -	\$ -
15	Other - Describe Below				
16	Mobilization	LS	1	\$ 1,500.00	\$ 1,500.00
Offsite Subtotal:					\$ 14,202.00

Attachment H: Septic to Sewer Conversion Bid – Ninth Island Construction (Page 2 of 2)

ONSITE COSTS

	Item	Unit Of Measure	Quantity	Unit Price	Total
1	4" PVC Sewer Lateral	LS	1	\$ 18,277.60	\$ 18,277.60
2	4" Sewer Cleanout	LF	0	\$ -	\$ -
3	6" PVC Sewer Lateral	LF	0	\$ -	\$ -
4	Private Pump	LF	0	\$ -	\$ -
5	Agency Sewer Connection Fees	EA	0	\$ -	\$ -
6	Pump Out & Septic System LS Abandonment	LS	1	\$ 3,833.00	\$ 3,833.00
7	Landscape Replacement	SF	0	\$ -	\$ -
8	Decorative Concrete Replacement	LF	0	\$ -	\$ -
9	Decorative Pavers Replacement	SF	0	\$ -	\$ -
10	Concrete Replacement	LS	0	\$ -	\$ -
11	Asphalt Pavement Replacement	LF	0	\$ -	\$ -
12	Backwater Valve	LS	0	\$ -	\$ -
13	Spoil Haul-off	LS	0	\$ -	\$ -
14	POC-Connect to Ex. House	LS	0	\$ -	\$ -
15	Other - Describe Below				

Onsite Subtotal: \$ 22,110.60

Total Project Estimate: \$ 36,312.60

ADDITIONAL NOTES

SNWA USE ONLY

SNWA Notice-To-Proceed Provided On: _____ (Date)

Approved By: _____

Estimated Benefit Amount*: _____

*This is just an estimate and is subject to change. Final benefit will be based on actual project costs.

Attachment I: Tree Removal Quote – FS Lawn and Stone

Quote



FS Lawn & Stone, 5358 Awbury Ave, Las Vegas, NV 89110, United States

FOR
Nikki

Quote No.: 00110
Issue date: Jul 13, 2026

Quote No.: 00110	Issue date: Jul 13, 2026	Valid until: Jul 27, 2026	Total due \$4,850.00
<i>Removal of 5 palms</i> <i>Removal of drive way pavers</i>			
Description	Quantity	Unit price (\$)	Amount (\$)
Removal of 3 tall palms	3	750.00	2,250.00
Removal of 2 small palms	2	450.00	900.00
Removal of driveway pavers	1	1,700.00	1,700.00
Total (USD):			\$4,850.00

 Fidel

 7023725801

 fslawnstonellc@gmail.com

FS Lawn & Stone
5358 Awbury Ave
Las Vegas NV 89110
United States

Attachment J: Public Notice



PUBLIC NOTICE

The Southern Nevada District Board of Health will conduct a PUBLIC HEARING on Thursday, September 24, 2026 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 Nicole Baumgartner ("Petitioner"), to allow existing trees to remain within 10 feet of the existing septic system (SNHD Permit # ON0007752) on the property located at 3114 Sorrel St., Las Vegas, NV 89146, APN 163-11-403-001.

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

All interested persons may appear at the hearing and state their positions. All written and oral submissions will be considered by the Southern Nevada District Board of Health. Written comments must be forwarded by September 23, 2026 to:

Daniel Isler, P.E., REHS
Environmental Health Engineer/Supervisor
Southern Nevada Health District
P.O. Box 3902
Las Vegas, Nevada 89127
isler@snhd.org

The variance application is available for review at the Southern Nevada Health District, 280 S Decatur Blvd, Las Vegas, Nevada 89107. Please contact 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

September 8, 2026
Date