



Memorandum

Date: October 24, 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 Application to Construct a Septic System located at APN 177-18-801-019 that would allow installation of a septic system on an undersized lot.

I. BACKGROUND:

Ronald Salchenberg, Owner ("Petitioner"), is requesting a variance to permit and install an individual sewage disposal system (ISDS) on an undersized lot served by a private domestic well, located at Assessor's Parcel Number (APN) 177-18-801-019 ("Subject Property").

Petitioner requests a variance from Section 11.20.1 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 1.0 acres for the installation of an ISDS on a lot "where the water supply is from a well serving only that property." The Subject Property has an area of approximately 0.63 acres.

Petitioners state 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:

"I bought the property back in Dec 2003 it had a septic system on the property. It was never used its a vacant lot. Relocating the system should not affect anybody or any businesses in the area."

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):

"I've included a quote from a underground utility contractor. The quote was for 299,000.00 to bring sewer line to the property. I am close to retirement. There is no way I can afford the sewer line. When I bought the property it was ready to build on."

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:

"I will submit plans showing the leach field in the front yard away from any wells or swimming pools way over 100 feet."

The Subject Property is depicted in Attachment C as the highlighted property on the Assessor's Parcel Map. Examination of the Clark County Assessor's records and parcel genealogy show that the Petitioner is the fourth owner of the property and obtained the Subject Property in December 2003. An analysis of the surrounding area shows that there are 104 private and quasi-municipal wells and 219 permitted septic systems within a square mile of the Subject Property.

A previous owner of the Subject Property applied for a variance concerning the same regulation, and the variance was approved by the Board of Health on July 25, 1991 (See Attachment E). The ISDS was installed but has not been used because the property was never developed. Petitioner plans to construct a single-family residence on the property but would like to relocate the ISDS.

II. RECOMMENDATION:

The Subject Property has an area of approximately 0.63 acres, which is smaller than the minimum lot size of 1.0 acres required by the SNHD ISDS Regulations. The Board of Health has already approved a variance from this regulation for the Subject Property, and variances for lot size are routinely approved by the Board of Health.

Staff is of the opinion that granting the variance would not endanger public health or safety. Although the Subject Property is in an area with a relatively high density of septic systems, the existing domestic well does not exhibit signs of bacterial or nitrate contamination (See Attachment G). The proposed ISDS will be more than 220 feet from the existing domestic well (See Attachment D). The nearest connection point to Clark County Water Reclamation District (CCWRD) sewer is about 500 feet from the property, which is outside the required connection distance of 400 feet (See Attachment H).

Staff recommends APPROVAL of the variance as requested by the Petitioner. If the Board of

Health approves the variance, staff recommends 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 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. 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. Petitioner must abandon or remove the existing ISDS in accordance with the most current SNHD Regulations governing individual sewage disposal systems before commencing construction of the new ISDS.
4. Permitting of the ISDS must be completed within one year of the date of approval of the variance. If the permit has not been approved 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 Petitioner or their successor(s) in interest.

Attachments:

- A. Variance Candidate Application
- B. Justification Letter from the Petitioner
- C. Assessor's Parcel Map
- D. Proposed ISDS Plan
- E. Variance Order - July 25, 1991
- F. Well Driller's Report (Well Log #97702)
- G. Well Water Quality Report
- H. Sewer Availability Map
- I. Sewer Connection Quote
- J. Public Notice

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



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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: VVT LAND HOLDINGS LLC
Ronald Salchenberger
Address of Property Owner: 1123 Pawnee Ln Henderson
Contact Information of Property Owner:
Office Phone: _____ Cell Phone: 702-860-2295
Fax Number: _____ Email Address: ronslama@gmail.com

PROPERTY INFORMATION

Property Address: _____
Assessor's Parcel Number (APN): 177-18-801-019
Describe location within larger facility (i.e. hotel/casino/resort, etc.):
Valley View & Torino. 1 mile South 1 mile West of
Silverton Casino. 1 mile South of Mc Donald's
on Valley View and Blue Diamond RD.

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

Section SHD 11.20.1 Requiring a minimum of one
Acres (43,560 Square Feet) for the installation of an
individual sewage disposal system where the water
supply is from a well serving only that property.

Attachment A: Variance Candidate Application (Page 2 of 3)

PART II:

Nevada Administrative Code 439.240 states in general that certain conditions or circumstances must be shown to exist in order for a Board of Health to approve a request for a Variance from adopted public health regulations. A variance application letter (as noted below in PART III) MUST specifically address each of the following issues:

1. There must be circumstances or conditions which are unique to the applicant, and do not generally affect other persons subject to the regulation. Please indicate how your request is unique to your situation and is, therefore, not likely to affect other persons subject to the regulations:

I bought the property back in ^{DEC 2003} ~~2004~~ it had a Septic system on the property. It was never used. its a vacant lot. Relocating the system should not affect anybody or any businesses in the area.

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):

Ive included a quote from a underground utility contractor. The quote was for 299,000.00 to bring sewer line to the property. I am close to retirement there is no way I can afford the sewer line. When I bought the property it was ready to build on.

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:

I will submit plans showing the leach field in the front yard away from any wells or swimming pools way over 100 feet

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

VVT LAND HOLDINGS, LLC

% Ronald Salchenberger

1123 Pawnee Lane, Henderson Nevada 89015

rons01am@gmail.com 702-860-2295

9/30/2024

Director of the Environmental Health Division (EHD)

Dear Sir/Madam,

I hereby make an application and petition for a variance from Section 11.20.1 of the Southern Nevada District Board of Health Regulations Governing Individual Sewage Disposal Systems and Liquid Waste Management (SNHD ISDS Regulations) which requires a minimum of 1.0 acre lot size for the installation of an ISDS on a lot served by an individual well. The lot for the Subject Property has an area of approximately .63 acres.

The lot is Assessors Parcel # 177-18-801-019. The location is near Valley View and W. Torino, approximately 1 mile west of Silverton Casino & 1 mile south of the McDonalds on Valley View road and Blue Diamond road.

I bought the property in Dec of 2003. It had an approved septic system on the property that was never used as it is a vacant lot. Relocating the system would not adversely affect any nearby resident or business in the area.

Included is a quote from an underground utility contractor for \$299,000 to bring county sewer line to the property. I am nearing retirement and am unable to afford this cost. This is my intended retirement property. I am ready to build my future residence on this property. I will submit plans showing the leach field in the front of the property away from any wells or swimming pools on neighboring properties.

Thank you for your consideration,



Ronald Salchenberger

Attachment C: Assessor's Parcel Map

This map is for assessment use only and does NOT represent a survey.
 No liability is assumed for the accuracy of the data delineated herein.
 Information on roads and other non-assessed parcels may be obtained from the Road Document Listing in the Assessor's Office.
 This map is compiled from official records, including surveys and deeds, but only contains the information required for assessment. See the recorded documents for more detailed legal information.

ASSESSOR'S PARCELS - CLARK COUNTY, NV.
 Briana Johnson - Assessor

T22S R61E **18** **S 2 SE 4** **177-18-8**

64 163 162 161
 75 176 177 178
 93 192 191 190

Scale: 1" = 200'
 Rev 4/17/2024

MAP LEGEND

- PARCEL BOUNDARY
- SUB BOUNDARY
- PMLD BOUNDARY
- ROAD EASEMENT
- MATCH / LEADER LINE
- HISTORIC LOT LINE
- HISTORIC SUB BOUNDARY
- HISTORIC PMLD BOUNDARY
- SECTION LINE
- CONDOMINIUM UNIT
- AIR SPACE PCL
- RIGHT OF WAY PCL
- SUB-SURFACE PCL
- 001 ROAD PARCEL NUMBER
- 001 PARCEL NUMBER
- 1.00 ACREAGE
- 202 PARCEL SUB/SECT NUMBER
- PB 24-45 PLAY RECORDING NUMBER
- 5 BLOCK NUMBER
- 5 LOT NUMBER
- 016 GOV LOT NUMBER




TAX DIST 635

Attachment E: Variance Order - July 25, 1991 (Page 1 of 3)

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BEFORE THE DISTRICT BOARD OF HEALTH
CLARK COUNTY, NEVADA

In the Matter of the Application for Variance)
Submitted by GAIL CARAWAY on behalf of)
JOHN A. NYSTROM to install an Individual)
Sewage Disposal System.)

VARIANCE
ORDER

The above-entitled matter came on for a duly noticed public hearing on July 25, 1991, Gail Caraway appearing. The Applicant seeks a variance from Section X.10(b) to install an Individual Sewage Disposal System ("ISDS") on an undersized lot. The property is located approximately 250 feet west of Valley View Boulevard on the north side of Torino Avenue, Las Vegas, Clark County, Nevada, legally described as S 1/2, SE 1/4, Section 18, T22S, R61E.

The closest public water supply is located on Industrial Road approximately 2,200 feet east of the property, and the closest public sewer line is located at the Blue Diamond Cut Off in excess of one mile.

The Board having considered the relative interests of first, the public; second, other owners of property likely to be affected; and third, the Applicant, in that order. The Board further finding that the variance would not endanger or tend to endanger human health or safety; that compliance with the regulation from which the variance is sought would produce serious hardship without equal or greater benefits to the public; and that the Applicant shall comply with all other provisions of applicable law and

Attachment E: Variance Order - July 25, 1991 (Page 2 of 3)

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regulations in the installation and the maintenance of the ISDS, and good cause appearing therefore, upon motion duly made, seconded and carried,

IT IS ORDERED that the variance be and the same is hereby granted, subject, however, to the following conditions:

1. Construction of the ISDS must be commenced within one (1) year of the date hereof. If the construction has not been commenced within that period of time, this variance shall expire and be of no further force and effect, unless application is made for an extension of time prior to the expiration date by the Applicant or the Applicant's successor(s) in interest.

2. The Applicant and his 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

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Attachment E: Variance Order - July 25, 1991 (Page 3 of 3)

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future at Applicant's property line when the owners are notified and legally required to do so.

DATED this 25th day of July, 1991.

Sherry Colquitt
SHERRY COLQUITT, Chairman
CLARK COUNTY DISTRICT BOARD OF HEALTH

Prepared and Submitted by:

R. IAN ROSS
R. IAN ROSS
Attorney for the Clark County
Health District



RETURN TO:
CLARK COUNTY HEALTH DISTRICT
P. O. BOX 4426
LAS VEGAS, NEVADA 89127

CLARK COUNTY, NEVADA
JOAN L. SWIFT, RECORDER
RECORDED AT REQUEST OF:
CC/HEALTH DISTRICT
08-30-91 13:49 RCL 2
OFFICIAL RECORDS
BOOK: 910830 INST: 01088
FEE: .00 RPTT: .00

Attachment F: Well Driller's Report (Well Log #97702)

WHITE—DIVISION OF WATER RESOURCES
CANARY—CLIENT'S COPY
PINK—WELL DRILLER'S COPY

STATE OF NEVADA
DIVISION OF WATER RESOURCES

OFFICE USE ONLY
Log No. 97702
Permit No. _____
Basin. 212

PRINT OR TYPE ONLY
DO NOT WRITE ON BACK

WELL DRILLER'S REPORT
Please complete this form in its entirety in accordance with NRS 534.170 and NAC 534.340

NOTICE OF INTENT NO. 28256

1. OWNER Ron Salchenberger ADDRESS AT WELL LOCATION _____
MAILING ADDRESS 6635 Boulder Hwy # 199 LV 89122

2. LOCATION SE 1/4 SE 1/4 Sec. 18 T. 22 N. R. 61 E. Clark County
PERMIT NO. 177-18-801-019 Parcel No. ACA Subdivision Name

3. WORK PERFORMED
 New Well Replace Recondition
 Deepen Abandon Other _____

4. PROPOSED USE
 Domestic Irrigation Test
 Municipal/Industrial Monitor Stock

5. WELL TYPE
 Cable Rotary RVC
 Air Other _____

6. LITHOLOGIC LOG

Material	Water Strata	From	To	Thick-ness
Top Soil (Fill)		0	1	1
Hard Caliche		1	6	5
Red Sand, Clay w/Gravel		6	42	32
Grass & Brown Cl. w/Small Gravel		42	180	138
Boulders & Clg.		180	224	44
Red Clay & Gravel		224	263	38
Gray Cl. & Brown w/Gravel		263	298	35
Red Clay &		298	320	22
Gravel water bearing		320	400	80

8. WELL CONSTRUCTION
Depth Drilled 400' Feet Depth Cased 400' Feet

HOLE DIAMETER (BIT SIZE)

From	To
<u>1 1/4</u> Inches	<u>0</u> Feet <u>5</u> Feet
<u>1 1/2</u> Inches	<u>5</u> Feet <u>400</u> Feet

CASING SCHEDULE

Size O.D. (Inches)	Weight/Ft. (Pounds)	Wall Thickness (Inches)	From (Feet)	To (Feet)
<u>6</u>	<u>FACTORY</u>		<u>6</u>	<u>400</u>
<u>PVC</u>	<u>Well Pipe</u>			

Perforations:
Type perforation Factory
Size perforation _____
From 300 feet to 400 feet
From _____ feet to _____ feet
From _____ feet to _____ feet
From _____ feet to _____ feet

Surface Seal: Yes No Seal Type:
Depth of Seal 55 Neat Cement
Placement Method: Pumped Cement Grout
 Poured Concrete Grout

Gravel Packed: Yes No
From _____ feet to _____ feet

9. WATER LEVEL
Static water level 22.6' feet below land surface
Artesian flow _____ G.P.M. _____ P.S.I.
Water temperature 68.8 °F Quality _____

10. DRILLER'S CERTIFICATION
This well was drilled under my supervision and the report is true to the best of my knowledge.

Name TDC Water Well Drilling Contractor
Address 9160 INDUSTRIAL Rd. Las Vegas NV 89109 Contractor
Nevada contractor's license number issued by the State Contractor's Board 54948
Nevada driller's license number issued by the Division of Water Resources, the on-site driller 1737-T1
Signed [Signature]
By driller performing actual drilling on site or contractor
Date 10/13/05

Date started 10-3, 2005
Date completed 10-12, 2005

7. WELL TEST DATA

TEST METHOD:	G.P.M.	Draw Down (Feet Below Static)	Time (Hours)
<input type="checkbox"/> Bailer <input type="checkbox"/> Pump <input type="checkbox"/> Air Lift			

Attachment G: Well Water Quality Report



LABORATORY
REPORT

Client: Ron Salchenberger

Sample No. 2450182

Date: 07/15/24

BSDW/SDWA Compliance

Attention: Ron Salchenberger

CWA/NDEP/SNHD/Other Compliance

Project Name-Location Parcel#177-18-801-19

Not for Compliance

Sampled By: Ron Salchenbrger

Date: 07/11/24

Relinquished By Ron Salchenbrger

Date: 07/11/24

Authorized By: Ron Salchenbrger

NV EPA Cert NV00018

ANALYTICAL RESULTS

Lab I.D.	Parameter	Method	Source/Client ID	Sampled(Hrs.)	Date Analyzed	Result	State Limit
.01	Total Coliform/E. Coli, P/A	IDEXX Colilert	Well	1500	07/12/24	Absent/Absent	Absent
.02	Nitrate as N, mg/L	SM 4500-NO3- E	Well	1500	07/13/24	<2.5	10.0



This report is not valid without seal

Xavier Suarez
 Reviewed By: _____ Approved By: _____
 Page 1 of 1

Xavier Suarez// Laboratory Director

Attachment H: Sewer Availability Map



Attachment I: Sewer Connection Quote (Page 1 of 3)

Page 1 of 3

Bid Date: 9/05/2024
Time: 3:00PM

Proposal for:
Ron Salchenberger Residence
from
R. P. WEDDELL & SONS CO.
4880 EAST CAREY AVENUE, LAS VEGAS, NV 89115
(702) 248-4829 Fax: (702) 438-2489
License: 51930/33589 Type: NEVADA C2/A GENERAL/UNLIMITED



Project No. B24-RON

Item	Description	Quantity	Unit	Unit Price	Total Price
MOB MOBILIZATION					
√01	EQUIPMENT MOBILIZATION	1.00	LS	18,900.0000	18,900.00
Total:					18,900.00
SS1 SEWER ITEMS					
02	72" INTERCEPT SSMH W/36 R&C @ 23' AVG DEPTH	1.00	EA	34,075.0000	34,075.00
03	72" CORROSION PROTECTION 23' DEPTH	1.00	EA	27,980.0000	27,980.00
04	48" SSMH W/36R&C @ 18' AVG DEPTH	1.00	EA	14,900.0000	14,900.00
05	8" SDR-35 SEWER MAIN 18' AVG	245.00	LF	115.0000	28,175.00
06	8" CAP AND KICKER	1.00	EA	750.0000	750.00
07	8" X 4" SDR SEWER LATERALS (20' BOC) 12' AVG DEPTH	1.00	EA	3,500.0000	3,500.00
08	GPS SEWER LATERALS	1.00	EA	125.0000	125.00
09	CAMERA SEWER MAIN & LATERALS	245.00	LF	5.0000	1,225.00
10	HARD DIG SEWER	1.00	LS	22,990.0000	22,990.00
11	TRENCH SAFETY	1.00	LS	10,100.0000	10,100.00
Total:					143,820.00
RW ROADWORK					
12	DRAW & SUBMIT TRAFFIC CONTROL PLAN	1.00	EA	2,500.0000	2,500.00
13	TRAFFIC CONTROL ON VALLEY VIEW	15.00	DAY	1,100.0000	16,500.00
14	DAILY UNIT RATE FOR 2-FLAGGERS ON VALLEY VIEW	15.00	DAY	950.0000	14,250.00
15	TRAFFIC CONTROL ON TORINO	20.00	DAY	1,100.0000	22,000.00
16	DAILY UNIT RATE FOR 2-FLAGGERS ON TORINO	20.00	DAY	950.0000	19,000.00
17	SAW CUT 3" ASPHALT	500.00	LF	4.5000	2,250.00
18	REMOVE AND DISPOSE TRENCH LINE ASPHALT	1,000.00	SQFT	5.2500	5,250.00

√ = Locked Bid-Item
! = Zero Total Price

Attachment Enclosed

Estimator: BRAD WALLACE

Attachment I: Sewer Connection Quote (Page 2 of 3)

Page 2 of 3

Bid Date: 9/05/2024
Time: 3:00PM

Proposal for:
Ron Salchenberger Residence
from

R. P. WEDDELL & SONS CO.
4880 EAST CAREY AVENUE, LAS VEGAS, NV 89115
(702) 248-4829 Fax: (702) 438-2489
License: 51930/33589 Type: NEVADA C2/A GENERAL/UNLIMITED



Project No. B24-RON

Item	Description	Quantity	Unit	Unit Price	Total Price
19	BACKFILL TOP 2' OF TRENCH IN ASPHALT PER CCAUSD 503.1	1,000.00	SQFT	11.0000	11,000.00
20	TEMP PATCH ASPHALT	1,000.00	SQFT	10.0000	10,000.00
21	MILLED TRENCH PLATES	1.00	LS	33,600.0000	33,600.00
				Total:	<u>136,350.00</u>

Total For MOBILIZATION	18,900.00
Total For SEWER ITEMS	143,820.00
Total For ROADWORK	136,350.00
Total:	<u>299,070.00</u>

√ = Locked Bid-Item

! = Zero Total Price

Attachment Enclosed

Estimator: BRAD WALLACE



Generated by a SharpeSoft Product

Attachment I: Sewer Connection Quote (Page 3 of 3)

Page 3 of 3

R. P. WEDDELL & SONS CO.
Job Conditions - Attachment 'A'

Ron Salchenberger Residence

BUDGET

BUDGET FOR VALLEY VIEW AND TORINO BASED ON SEWER INQUIRY EXHIBIT FROM CCWRD ON 6/13/2024
TO INSTALL SEWER MAIN AND LATERAL TO PARCEL APN 177-18-801-019

ALL SEWER MAIN AND LATERALS BID AS SDR-35 PVC
MANHOLES BID AS A 72" INTERCEPT WITH LINING AND 48" SSMH BOTH WITH 36" RING AND COVER
SEWER DEPTH BUDGETED AS 18' AVERAGE DEPTH, ACTUAL DEPTH TO BE PROVIDED ON APPROVED
PLANS

SEWER LATERALS BID 5' BACK OF ROW

HARD ROCK IS INCLUDED FOR ALL SCOPES BUT MAY NEED TO BE ADJUSTED ONCE SOILS REPORT IS
AVAILABLE FOR SITE

TRAFFIC CONTROL IS A BUDGET AND WILL BE ADJUSTED

TRENCH PLATES ON VALLEY VIEW, AND TORINO BID AS BEING MILLED WHEN IN ASPHALT

Standard Exclusions UNLESS otherwise itemized within this proposal are: night work, overtime work, hard rock trenching and/or blasting for NVE Offsite, import of utility backfill above pipezone, traffic control exceeding budget, the supply or placement of track out rock, SWWP set up or permits, street sweeping or cleaning, survey, permits or fees of any kind, soil testing costs, inspection fees, water meter fees or water usage costs, permanent signage or striping, traffic loop or traffic signal repairs. Adjustments, repair, or rerouting of existing utilities. More than one mobilization of equipment, and crew.

Standard Proposal Conditions are: Work will not commence until plans are approved and permits are obtained by the owner. Subgrade to be made by others. Any work required due to owner's changes will not be performed until an approved change order is issued. One mobilization is included with this proposal, any remobilizing due to delays will be charged at \$150 per hour for lowbed time plus \$50.00 per hour for a pilot car if needed. Traffic control pricing is for the setup and rental of the devices only, any fees charged by the governing entity will be charged at the dollar value plus 10%.

Payment Terms: Our terms of payment are net 30 days. A service charge will be issued against any invoices past thirty days. The rate charged on past due accounts is .336% per week, 1.5% per month and 18% per annum or to the maximum allowable by law. When a utility facility has been tested to be operational 100% payment will be due regardless of developers final bond release.

This job information sheet and all of its contents shall become an exhibit as part of the contract and will supercede any documents within the contract should R.P.Weddell & Sons Co. become the successful bidder.

Steve Weddell
R.P. Weddell & Sons Co.
4945 East Carey Avenue
Las Vegas, NV 89115
NV Lic#A-33589 & C2-51930
Both Unlimited Bid Amounts

Attachment J: Public Notice



PUBLIC NOTICE

The Southern Nevada District Board of Health will conduct a PUBLIC HEARING on Thursday, October 24, 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 Ronald Salchenberger (“Petitioner”), to permit and install a new individual sewage disposal system on the property located at Accessor’s Parcel Number (APN) 177-18-801-019.

The variance request is made 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 October 23, 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 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
Environmental Health Director

October 8, 2024
Date