



Memorandum

Date: August 25, 2022

To: SOUTHERN NEVADA DISTRICT BOARD OF HEALTH

From: Robert Fyda, P.E., REHS, *Environmental Health Engineer/Supervisor* RF
Herbert Luis Sequera, REHS, *Environmental Health Manager* HS
Chris Saxton, MPH-EH, REHS, *Environmental Health Director* CS
Fermin Leguen, M.D., MPH, *District Health Officer* FL

Subject: Variance Request for a Waiver of Property Line setbacks to allow an existing septic system to come into compliance, SNHD Permit #ON0009349, located at 2131 Duneville St, Las Vegas, NV where public sewer is available for connection.

I. BACKGROUND:

Joseph Lasky ("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 163-11-204-010, also known as 2131 Duneville St, Las Vegas, NV 89146 ("Subject Property"). The existing septic system was approved on March 18, 1974.

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 Sections 5.1, 11.3, and 11.15 of the SNHD ISDS Regulations.

Petitioner further requests a variance from Section 5.1 of the SNHD ISDS Regulations, which states that "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 (10') of a soil absorption system or septic tank." The existing septic system is within 3' of the current property line according to an "as built" drawing submitted (Attachment C).

Petitioner is willing to correct the following violations of Sections 5.1, 11.3, and 11.15 if this variance is approved:

- Numerous trees are present within 10' of the septic tank and/or leach field (Sections 5.1 and 11.3)

- The septic system is subject to vehicular traffic (Section 11.15)
- The leach field is covered by an impervious surface (Section 11.15)

Without a variance from the property line setback requirement, however, the property will remain in violation of the SNHD ISDS Regulations, and Petitioner will not be able to obtain approval for the proposed Tenant Improvement or future building projects.

According to the City of Las Vegas Public Works department, sewer is currently available along the property's entire southern property line, and the sewer can accommodate gravity connection to service the existing property and future structures.

The Petitioner states the following with regards to these requirements:

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

"The existing SFR [single family residence] is connected to a permitted system (# S2396-3GA-00) and is legal with the exception the septic tank setback to the property line does not meet SNHD regulations. This does not affect the proper operation of the septic system."

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):

"No further permitted work can be done to this property with the pending ISDS issues. Municipal sewer is close but would be a substantial economic hardship to connect. A civil engineer was retained and we have provided 3 separate civil quotes for this work ranging from \$92,000 to \$104,000. This is not something we can consider from a financial standpoint."

3. Granting the variance will not be detrimental or pose a danger to the public health and safety. Please provide evidence that the variance request, if approved, will not adversely affect the safe and sanitary operation of the applicant(s) pool, spa, or food establishment:

"The variance approval would allow the current working system the ability to remain "as is" and in place. The existing leach field does have a portion of a circular concrete driveway over it and a couple trees too close to the tank and leach field, upon the variance approval these will be removed and the system to [be] made compliant to all current SNHD regulations."

An analysis of available aerial photography shows the trees and circular driveway present sometime prior to 1990. An analysis of the surrounding area shows that there are 41 recorded well logs and 166 permitted septic systems within a square mile of the subject property.

II. RECOMMENDATION:

The existing septic system has been in operation since 1974 (48 years old) and has been in noncompliance since the 1990s according to aerial imagery. The cost estimates submitted by Petitioner are for an original sewer point of connection that is 100' away, but the City of Las Vegas has revised their point of connection to allow a direct tap of a sewer lateral into the 27" line along the southern property line for the lowest possible cost to the homeowner.

Staff is of the opinion that granting the variance would not endanger public health or safety. However, staff recommends DENIAL of the variance due to the proximity of sewer, age of the existing septic system, and the temporary nature of septic systems. If the Board of Health approves the variance, staff recommends approval with the following conditions outlined in Section III.

III. CONDITIONS:

If approved, staff recommends the following conditions:

1. Petitioner and their successors in interest shall be required to connect to the community sewerage system when future projects proposing additional plumbing are submitted to SNHD for a Tenant Improvement review. At that time, use of the ISDS shall be discontinued and the structure(s) it serves shall be connected to the community sewerage system.
2. Petitioner and their successors will abide by the operation and maintenance requirements of the most current SNHD regulations governing individual sewage disposal systems.
3. The existing septic tank must pass a SNHD field inspection for water tightness. This variance will be null and void if the existing septic tank is found to be leaking.
4. Petitioner must submit to SNHD and record with the Clark County Recorder a Record of Survey to ensure the existing septic tank and leach field are not located within an existing easement. This variance will be null and void if the existing septic system is found to be located within an easement.
5. Petitioner must install a sewer line in conformance with Clark County Building requirements to facilitate future connection to the community sewerage system. Additionally, Petitioner must submit to SNHD a certificate from a NV licensed PLS stating the location of the line and other pertinent information needed for future sewer connection.

Attachments:

- A. Variance Candidate Application
- B. SNHD Tenant Improvement Review
- C. Site Plan Submitted by Petitioners
- D. Final Inspection Report and Plot Plan for ON0021747
- E. Technical Comments from City of Las Vegas Public Works
- F. Quote for Sewer Connection from Ninth Island
- G. Quote for Sewer Connection from Flippin's Trenching
- H. Quote for Sewer Connection from Eagle Excavation
- I. Public Notice

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



VARIANCE CANDIDATE WORKSHEET

PART I:

ESTABLISHMENT INFORMATION

Name of Facility/Establishment: JOSEPH LASKY
Health Permit Number: S2396-36A-00 Date of Inquiry: _____
Name of Operator/Agent: JOSEPH LASKY
Address of Operator/Agent: 2131 Duneville st. LV NV 89146
Contact Information of Operator/Agent:
Office Phone: 217-725-4042 Cell Phone: 217-725-4042
Fax Number: _____ Email Address: jlasky@rocketmail.com
If corporation, the name/title of individual to sign for Variance document:
Name: _____
Title: _____

OWNER INFORMATION

Name of Property Owner: Joseph Lasky
Address of Property Owner: 2131 Duneville St Las Vegas, NV 89146
Contact Information of Property Owner: Joseph Lasky
Office Phone: 217-725-4042 Cell Phone: 217-725-4042
Fax Number: N/A Email Address: jlasky@rocketmail.com

PROPERTY INFORMATION

Property Address: 2131 Duneville St Las Vegas, NV 89146
Assessor's Parcel Number (APN): 163-01-305-009
Describe location within larger facility (i.e. hotel/casino/resort, etc.):
Single Family Ranch Home with detached Casita.

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

REGULATION 5.1 WE WILL NEED TO USE A 3' SETBACK FOR SEPTIC TANK TO PROPERTY LINE WHERE A 10' SETBACK IS NORMALLY REQUIRED.

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:

THE EXISTING SFR IS CONNECTED TO A PERMITTED SYSTEM
(# S2396-3GA-00) AND IS LEGAL WITH THE EXCEPTION THE
SEPTIC TANK SETBACK TO PROPERTY LINE DOES NOT MEET SNHD REGULATIONS.
THIS DOES NOT AFFECT THE PROPER OPERATION OF THE SYSTEM.

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):

NO FURTHER PERMITTED WORK CAN BE DONE TO THIS PROPERTY WITH
THE PENDING ISDS ISSUES. MUNICIPAL SEWER IS CLOSE BUT WOULD
BE A SUBSTANTIAL ECONOMIC HARDSHIP TO CONNECT. A CIVIL ENGINEER WAS
RETAINED AND WE HAVE PROVIDED 3 SEPRATE CIVIL QUOTES FOR
THIS WORK RANGING FROM 92,000⁰⁰ TO 104,000⁰⁰ DOLLARS. THIS
IS NOT SOMETHING WE CAN CONSIDER FROM A FINANCIAL STANDPOINT.

3. Granting the variance will not be detrimental or pose a danger to the public health and safety. Please provide evidence that the variance request, if approved, will not adversely affect the safe and sanitary operation of the applicant(s) pool, spa, or food establishment:

THE VARIANCE APPROVAL WOULD ALLOW THE CURRENT WORKING SYSTEM THE
ABILITY TO REMAIN "AS IS" AND IN PLACE. THE EXISTING LEACHFIELD DOES
HAVE A PORTION OF A CIRCULAR CONCRETE DRIVEWAY OVER IT AND A COUPLE
OF TREES TOO CLOSE TO THE TANK AND LEACHFIELD, UPON THE VARIANCE
APPROVAL THESE WILL BE REMOVED AND SYSTEM TO MADE COMPLIANT TO
ALL CURRENT SNHD REGULATIONS.

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

NAC 439.240 Approval by State Board of Health. (NRS 439.150, 439.190, 439.200)

1. The State Board of Health will grant a variance from a regulation only if it finds from the evidence presented at the hearing that:
 - (a) There are circumstances or conditions which:
 - (1) Are unique to the applicant;
 - (2) Do not generally affect other persons subject to the regulation;
 - (3) Make compliance with the regulation unduly burdensome; and
 - (4) Cause a hardship to and abridge a substantial property right of the applicant; and
 - (b) Granting the variance:
 - (1) Is necessary to render substantial justice to the applicant and enable the applicant to preserve and enjoy his or her property right; and
 - (2) Will not be detrimental or pose a danger to public health and safety.
2. Whenever an applicant for a variance alleges that he or she suffers or will suffer economic hardship by complying with the regulation, the applicant must submit evidence demonstrating the costs of compliance with the regulation. The Board will consider the evidence and determine whether those costs are unreasonable.
[Bd. of Health, Variances Reg. §§ 2.7-2.8, eff. 10-16-80; A 2-5-82; 1-19-84]

PART III:

A Variance Application Letter, which includes all information provided by the applicant on his worksheet, must be submitted in writing to the Environmental Health Division (EHD) Director no later than 40 days before the monthly Board of Health Meeting. **The Application letter must be on the owner's letterhead signed by the Owner/Corporate Officer specifically listing which part(s) of the Regulation the proposed Variance covers with this completed Worksheet as an attachment. The written Application Letter must take particular care in providing statements and evidence of circumstances or conditions and reasons why the District Board of Health should grant the Variance as listed in NAC 439.240 as shown at the top of this page. ALL information you have provided in PART I and II of this Worksheet must be included in the body of the letter.** The evidence required may include 8 1/2" x 11" or 11" x 17" detailed drawings and/or photographs.

The Variance process is outlined in Nevada Administrative Code (NAC) 439.200 through 439.260 with the exception that an application fee is payable to SOUTHERN NEVADA HEALTH DISTRICT (SNHD).

This section to be completed by SNHD staff ONLY

Next closing date is: _____ for the _____ BOH Meeting.

Referred by: _____
(Print Name of REHS)

Completed by: _____ Date: _____
(Print Name of REHS if not by supervisor)

Received by: _____ Date: _____
(Owner/Operator/Agent)

Reviewed by: _____ Date: _____
(Signature of SNHD Manager)

Attachment B: SNHD Tenant Improvement Review (Page 1 of 2)

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 ON0009349 | FACILITY Lasky, Joseph | | | ADDRESS 2131 Duneville ST Las Vegas, NV 89146 | | |
| DIST 36 | CITY Las Vegas | APN # 163-01-305-009 | | SR # SR0043583 | WATER SOURCE Public Water System | | |
| CURRENT ACTION 628 | Service Date 12/1/2021 | 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 new residential pool is NOT APPROVED at this time. The following issues regarding the existing septic system have been identified and need to be addressed before SNHD approves the proposed pool:

- 1) The leach field appears to be partially covered by the circular driveway. Remove all portions of the driveway covering the septic system and submit photo documentation to SNHD;
- 2) There appear to be several trees within 10' of the leach field. Cut down all trees within 10' of the septic system and submit photo documentation to SNHD;
- 3) The leach field is too close to the east property line. Apply for a variance from the 10' minimum property line setback requirement, replace the existing leach field (permit required), or connect to the existing City of Las Vegas sewer line in O'Bannon (if feasible) and abandon the septic system.

RECEIVED BY:

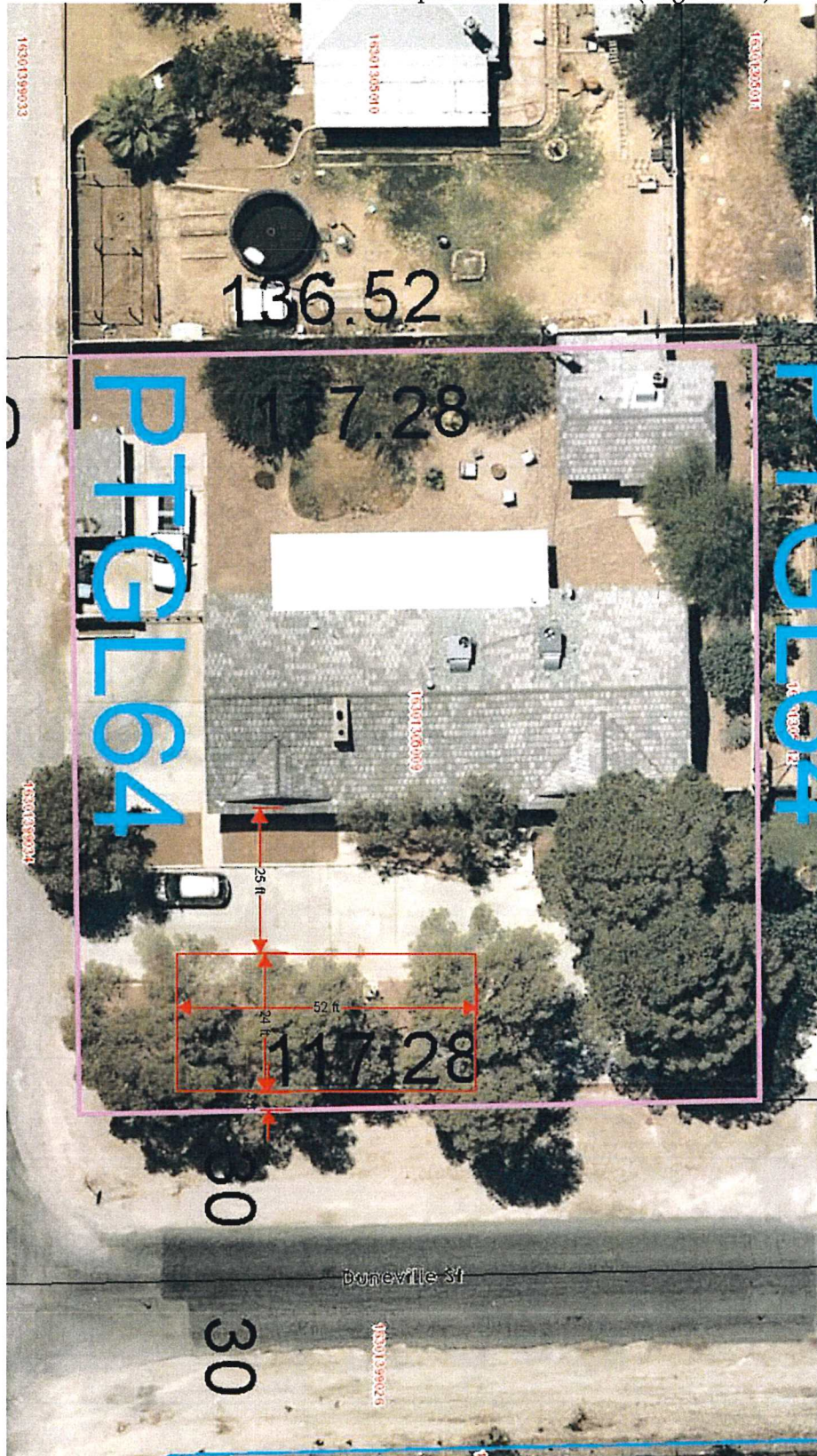
Emailed on 12/1/2021 to
 Clay Wiley - Blue Haven Pools

ENVIRONMENTAL HEALTH SPECIALIST:



Dan Isler
 cn=Dan Isler, o=SNHD, ou=ISDS,
 email=isler@snhd.org, c=US
 2021.12.01 11:37:21 -0800

Attachment B: SNHD Tenant Improvement Review (Page 2 of 2)



Attachment C: Site Plan Submitted by Petitioners (Page 1 of 2)

HARDIN & SONS, INC.

Custom Excavating
 Contractors Lic. #0030813
 Hardin.Sons@gmail.com

201 W. Cheyenne Ave.
 North Las Vegas, NV 89030
 Tel (702) 399-3878
 Fax (702) 399-2032

June 10, 2022

Lasky Residence
 2131 Duneville St
 Las Vegas, NV
 Parcel # 163-01-305-009

Main House

| Fixture Type | Unit Count | Quantity | Total |
|---------------------|------------|----------|-----------|
| Water Closets | 2 | 2 | 4 |
| Bathtubs | 2 | 1 | 2 |
| Showers | 2 | 1 | 2 |
| Double Lavs | 2 | 0 | 0 |
| Single Lavs | 1 | 3 | 3 |
| Double Kitchen Sink | 2 | 1 | 2 |
| Wet Bar | 1 | 0 | 0 |
| Clothes Washer | 2 | 1 | 2 |
| Laundry Tub | 1 | 0 | 0 |
| Bidet | 2 | 0 | 0 |
| Floor Drain | 2 | 0 | 0 |
| Veggie Sink | 1 | 0 | 0 |
| Total | | | 15 |

Casita

| Fixture Type | Unit Count | Quantity | Total |
|---------------------|------------|----------|-------------------|
| Water Closets | 2 | 1 | 2 |
| Bathtubs | 2 | 0 | 0 |
| Showers | 2 | 1 | 2 |
| Double Lavs | 2 | 0 | 0 |
| Single Lavs | 1 | 1 | 1 |
| Double Kitchen Sink | 2 | 1 | 2 |
| Wet Bar | 1 | 0 | 0 |
| Clothes Washer | 2 | 1 | 2 |
| Laundry Tub | 1 | 0 | 0 |
| Bidet | 2 | 0 | 0 |
| Floor Drain | 2 | 0 | 0 |
| Veggie Sink | 1 | 0 | 0 |
| Total | | | 9 |
| 24 | | | BOTH TOTAL |

Attachment D: Final Inspection Report and Plot Plan for ON0009349
(Page 1 of 2)

52346
36A-00
DISTRICT HEALTH DEPARTMENT, CLARK COUNTY
625 Shadow Lane, Las Vegas, Nevada
385-1291
S #2396
Rec. 04364
Signature [Signature]
APPLICATION
INDIVIDUAL SEWAGE DISPOSAL SYSTEM

Name FRESHWATER, W. James Date June 13, 1973
Telephone No. 878-3392 Mailing Address P.O. Box 5445, LV, 89102
Property Address of Installation 2131 S. NW Corner of Duneville and O'Bannon Ave. (Lot #1)
Legal Description Set. 1, T21, R60 Parcel Nbr. _____ Land Area 1/2 acre 121 x 160
Residential: Bedrooms 3 Baths 2 Fixture Units 34.27 7/18/73
Commercial: Type _____ Fixture Units (see note)
Water Supply by: Public System XX Community System _____ Individual System _____
Name & Address of Water Company LVVWD
Name & Address of Sewer Contractor Self
Minimum Requirements: 2000 gallon OPTION Septic Tank 1550 sq. ft. OPTION Leaching Area
1500 gallon 1165 sq. ft.

REPORT OF INSPECTION:
SEPTIC TANK: Block
Distance from well _____ feet; Material conc.; Inside dimensions
Length 10.2 ft; Width 5.0 ft; Liquid depth 4.16 ft; Total depth 5.58 ft.
Total liquid capacity 1556 gallons. No. of compartments 1
SUB-SOIL DISPOSAL:
Distance from well _____ ft., foundation 25 ft., nearest lot line at
front, E side, _____ side, _____ rear, 8.5 ft.
Soilage Beds:
Width 29 ft. Length 37 ft. Total depth 4.0 ft.
Total effective absorption area in bottom of bed 1368 sq. ft.
Number of lines 4. Length of each line 50 ft. Distance between
lines 6 ft. Total length of tile lines 200 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 _____. 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 3/18 1974

PLACED IN THE PUBLIC RECORDS OF CLARK COUNTY, NEVADA
ON _____ AT _____ O'CLOCK P.M. 1974
COUNTY CLERK

[Signature]
Sanitarian

NOTE: INSTALLATION APPROVED ONLY UNTIL SEWER IS AVAILABLE.

Attachment D: Final Inspection Report and Plot Plan for ON0009349
 (Page 2 of 2)

S# 2396
 Rec. 04364

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

NAME FRESHWATER, W. James Date June 13, 1973

ADDRESS OF INSTALLATION NW Corner Duneville & Subdivision

Lot Number 1 Size of Lot 121 x 160 0' Bannon (Lot #1)

Size of Septic Tank 2000 gallon OPTION

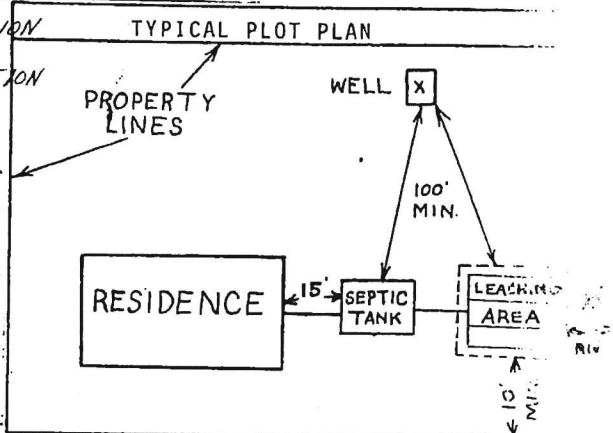
Size of Leaching Area 1550 sq. ft. OPTION

Contractor Self

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

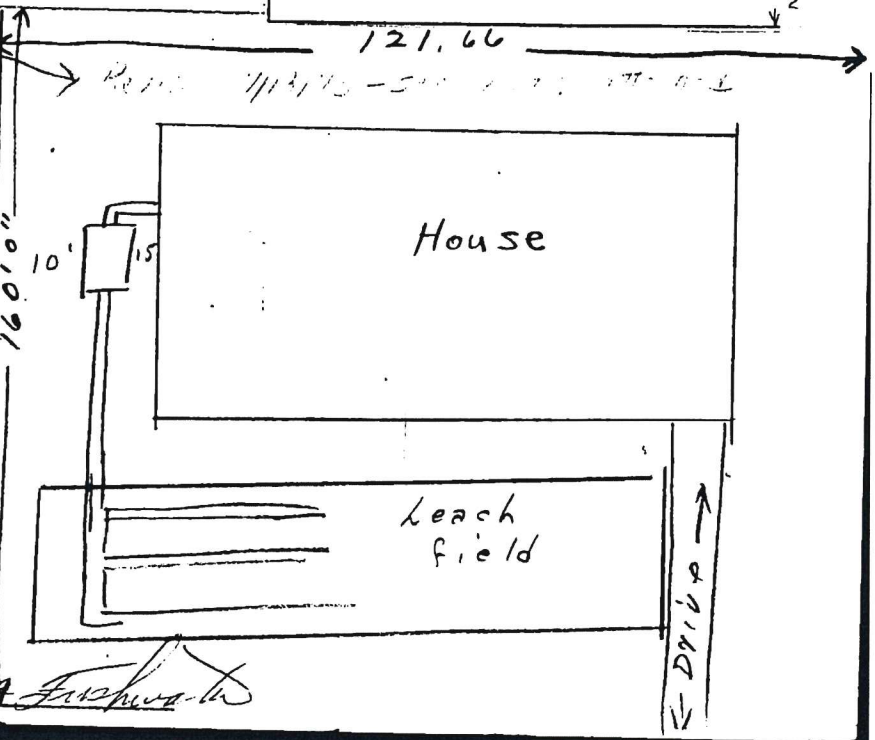
In the space below, please draw a layout of your proposed sewage disposal system, including items and exact distances in feet.

See Sample Drawing



Fixture Units

| | | |
|----------------|----|----|
| 3 Toilets | 18 | 12 |
| 1 Double lav | 2 | |
| 3 Single lavs | 2 | 3 |
| 3 Tubs | 6 | |
| 1 Kit. Sink | 2 | |
| 1 Dishwasher | 2 | |
| 1 Wash Machine | 2 | |
| | | 34 |
| Total | | |



Notes:
 Applicant will submit
 final set of plans
 when they are ready
 to

SIGNATURE W. James Freshwater

Attachment E: Technical Comments from City of Las Vegas Public Works (Page 1 of 2)



**LAS VEGAS
CITY COUNCIL**

CAROLYN G. GOODMAN
Mayor

STAVROS S. ANTHONY
Mayor Pro Tem

MICHELE FIORE
CEDRIC CREAR
BRIAN KNUDSEN
VICTORIA SEAMAN
OLIVIA DIAZ

JORGE CERVANTES
City Manager

PUBLIC WORKS
MIKE JANSSEN, P.E., PTOE
EXECUTIVE DIRECTOR OF
INFRASTRUCTURE

CITY HALL
495 S. MAIN ST.
LAS VEGAS, NV 89101
702.229.6011 | VOICE
711 | TTY



July 6, 2022

Robert Fyda, P.E.
Southern Nevada Health District
PO Box 3902
Las Vegas, NV 89127

RE: APN: 16301305009, 2131 Duneville St

Dear Mr. Fyda:

City of Las Vegas Sanitary Sewer Engineering (CLV) reviewed the Variance documentation provided by the Southern Nevada Health District (SNHD) for the subject property. CLV continues to enforce Nevada Administrative Code and SNHD Regulations Governing Individual Sewage Disposal Systems and Liquid Waste Management, and given public sewer availability within 400 feet of the nearest property line, CLV cannot be in support of the Variance request. See enclosed map for location of point of connection (POC) to CLV sewer. The only method by which CLV would support a Variance is if connection to the CLV sewer could not be completed in compliance with the Design and Construction Standards for Wastewater Collection Systems, Southern Nevada 4th Edition. If you have any questions, feel free to contact CLV at (702) 229-6541.

Regards,

A handwritten signature in black ink, appearing to read "Tim Parks".

Tim Parks, P.E.
Engineering Project Manager
Sanitary Sewer Engineering

Enclosures: (1) Map

Attachment F: Quote for Sewer Connection from Ninth Island

3/17/2022



Ninth Island Construction LLC
Proposal #000423

SUBMITTED TO:
Mr. Joseph Lasky
2832 Rochmar Ave.
Henderson, NV

NAME/LOCATION OF PROJECT:
Lasky Residence
Las Vegas, NV

Mr. Lasky,

Thank you very much for the opportunity to provide you with the following proposal for the above referenced project. Pricing reflects the following:

A. Sewer

1. Excavate, sand pipe zone, backfill, and compact with native soils for 292' x 18"-24" wide x 4' deep to 12' deep for (10" and 6") SDR35 sewer line per drawing C3.0 by Baughman & Turner Inc. dated 3/7/22. Includes provide and placement of 198' 10" SDR35, 94' 6" SDR35, 1 - 48" SSMH @ 8.5' deep, core into 1 existing SSMH @ 12' Deep, 180' asphalt removal and replacement 24' wide per city standards, traffic control, and street plates. Excludes caliche, striping, concrete removal and replacement, landscaping, conduits, boxes, any install, meter fees, and permits.
Sub Total \$ 92,397

Note: Price is based upon traffic control being able to close both ends of the street and do a full street closure. If City or County only approves half street closure at a time price will need to be revisited due to flaggers full time and traffic delays.

Inclusions:

1. One Mobilization has been provided for each work sequence per scope of work.
2. Additional mobilizations will be at \$1,500.00 each machine.
3. Water truck and dust control for our scope of work only.
4. Includes stockpiling of spoils within 5 feet from edge of trench.
5. Caliche is excluded but may be provided at Ninth Island's rates.
6. Includes non-prevailing wage rates.

Exclusions:

1. All utility company fees and charges.
2. Repair or replacement of existing utilities or structures not clearly indicated on drawings or identified by "call before you dig" or others.
3. Sod, landscape or hardscape replacement.
4. QA/QC personal, watchman, security cost, soils testing laboratory services and any related cost thereof.
5. Any cost, shared or otherwise, for road temporary/permanent maintenance, construction or repairs not spelled out in the proposal bid form.
6. Any painting, striping, or street signs.
7. Layout, survey, engineering, all permits, fees, bonds, premium time, temporary/permanent asphalt or concrete, inspections, contaminated or unsuitable soil, conduit, manholes, pull boxes, pads, vaults, wire, mandrel, final adjustments, dewatering, and horizontal or vertical borings and any unforeseen conditions, any safety classes or I.D. badging.
8. Dust permit provided by others.
9. Construction water.
10. Any and all permanent asphalt patching
11. Unless stated in proposal, all above exclusions will apply.

P.O. Box 36625 Las Vegas, NV 89133
NV Contractor License #0087434
Bid Limit \$1,000,000

Contractor Int'l _____

Attachment G: Quote for Sewer Connection from Flippin's Trenching



2645 Marion Drive
 Las Vegas, NV 89115
 P: 702 643-2211
 F: 702 643-2406
 flippins.com
 NV Lic 73627 Limit \$7,000,000

3/28/2022

2131 Duneville

Bid # 0371-22

Sewer Work

| | Quantity | UOM | \$/Unit | Total Cost |
|---|----------|-----|-----------|-------------------|
| 1.00 Traffic control, asphalt sawcut and remove, plating in street, rock trench excavate to depths, safety shoring, coredrill existing MH, 10" sewer pipe provide and install into existing MH in Obannon, inspects, approvals, backfill, and hot mix asphalt patch in Duneville up to 8 feet wide. | 170.00 | LF | \$ - | \$ - |
| 2.00 48" Manhole in street per details, with conc collar | 1.00 | EA | \$ - | \$ - |
| 3.00 Private 4" sewer to house complete | 78.00 | LF | \$ - | \$ - |
| Sewer Work Total | | | \$ | 104,349.00 |
| SUBTOTAL | | | \$ | 104,349.00 |
| Bond Required? | | | \$ | - |
| PROPOSAL TOTAL | | | \$ | 104,349.00 |

Alternates:

| | | | | |
|---|--|--|-----------|------------------|
| 1.00 Rather than try to bid this with excluded hard dig, we have included the rock trencher so all encountered rock is included herein. | | | \$ | - |
| 2.00 Base proposal includes asphalt patch back at Clark County standard - 177LF x 8' wide. If inspector deems the whole road needs to be paved back - 177LF x 23' wide. This price would be for the whole road. | | | \$ | 17,000.00 |

NOTES:

- 1.00 Payment/Performance Bond is not included, if required, add 3% to proposal.
- 2.00 Proposal based on drawing C3.0 with narrative information.
- 3.00 Spoils removal and disposal is included.
- 4.00 Caliche removal if encountered, is included.
- 5.00 Work is bid to miss the existing driveway to avoid remove and replace
- 6.00 All survey/layout is to be by others.
- 7.00 Proposal based on connection to existing utility within 2' as indicated on drawing.
- 8.00 Proposal based on coring existing MH up to 8" thickness.
- 9.00
- 10.00
- 11.00 Proposal based on excavation in subgrade and spoils set next to trench.
- 12.00
- 13.00 Proposal is only guaranteed for 30 days from today's date

Attachment H: Quote for Sewer Connection from Eagle Excavation



2133 S Industrial Rd. Las Vegas, NV 89102

NV Lic. #81622 · Bid Limit- \$2,500,000.00 · Phone (702) 591-8949 · Fax (702) 534-0065

Joseph Lasky
 2131 Dunneville St.
 Las Vegas, NV 89146

This document is a contract for the sewer extension project located at 2131 Duneville St. Las Vegas, NV 89146. The inclusions are listed below and only those inclusions will be performed alongside the approval of this proposal. Any extra work wanted after this proposal that is not listed can be completed with a written and signed change order. A price change will reflect the change order. This price is good for the next 30 days. If accepted, the proposal will be used as an agreement/contract. Nothing is assumed in this document. The proposal is a package and cannot be broken up without the author's approval.

| Scope of Work | Quantity | Price |
|-------------------------|-----------------------|-------------|
| 6" PVC Sewer Lateral | 78' Ln. Ft. | \$14,742.00 |
| 10" PVC Sewer Extension | 160 Ln. Ft. | \$57,024.00 |
| 48" Manhole | 1 Manhole | \$23,166.00 |
| Mobilization | 1 mobilization charge | \$2,000.00 |
| Total Price: | | \$96,932.00 |

This price breaks down included equipment and labor. This project will require an upfront payment of 30% of the total price (\$29,079.60). The remaining 70% of the total price (\$67,852.40) will be required to be paid upon the completion of the project.

Notes:

1. This Price is only for the removal of the existing asphalt paving, excavation, installation of sewer lines and manhole, and backfill with compaction.
2. Clark County is the final decision maker of how big the saw cut/repaving of the work area will be. Clark County will also be the decision maker of the traffic control required.
3. This contract/price does not include traffic control.
4. Eagle Excavation is not responsible for the repaving of the work area or replacing the traffic devices existing in the area. The property owner is responsible for contracting and paying a paving company for the replacement of asphalt in the work area.
5. This price only includes the sawcut as per plans.
6. If caliche is found an extra charge of \$250/ an hour will be added to the total price.
7. This price includes all necessary materials, machinery, and labor. Delivery of materials and export of materials is also included in the total price.

Exclusions:

1. Trenching for Utilities
2. Water/ Jones Valve
3. Concrete Removal/Pour

Attachment I: Public Notice



PUBLIC NOTICE

The Southern Nevada District Board of Health will conduct a PUBLIC HEARING on Thursday, August 25, 2022 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 Joseph Lasky ("Petitioner"), to allow a reduced property line setback for the existing septic system (SNHD Permit #ON0015176) on the property located at 2131 Duneville St. Las Vegas, NV 89117, APN 163-01-305-009.

The variance is requested to allow 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 Petitioner to obtain approval for future building permits. The variance will allow the existing septic system to encroach on the property line.

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 August 23, 2022 to:

Robert Fyda, P.E., REHS
Environmental Health Engineer/Supervisor
Southern Nevada Health District
P.O. Box 3902
Las Vegas, Nevada 89127
fyda@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 Mallory Jett-Edwards 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.

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Chris Saxton, MPH-EH, REHS
Environmental Health Director

August 8, 2022
Date