

**From:** [Jose Alvarez](#)  
**To:** [Susan Ellinger](#)  
**Cc:** [Amy Wooten](#)  
**Subject:** FW: Comments on HOSAP associated code updates  
**Date:** Monday, January 22, 2024 3:10:02 PM  
**Attachments:** [image001.png](#)

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FYI

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**From:** Noelle Lovern <Noelle@biaofclarkcounty.org>  
**Sent:** Tuesday, January 16, 2024 3:26 PM  
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**Cc:** Eric Golemo <egolemo@sgaengineering.com>  
**Subject:** Comments on HOSAP associated code updates

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Dear Chair Medvigy, County Councilors, County Manager, & Staff,

First, I would like to thank you for the attention to detail that has gone into the HOSAP and for the opportunity to collaborate on this critical policy work for our community. We are pleased to see many of our concerns addressed in the latest iteration of the proposed code updates. We do have some remaining concerns and recommendations.

Below are some final concerns and recommendations.

1. Page 14, Compact lot "Allow garage up to 60% the width of the lot frontage": Thank you for this modification. One concern is that there made need to be some clarification on flag or pie shaped lots where there is not a conventional "lot frontage."
2. Page 16, Narrow Lot Parking Standards: If the decision is to retain existing code, we recommend allowing 2.5 spaces provided anywhere. This is the most flexible and already vetted by the development community and DEAB. It is currently working, and we do not recommend modifying it.
3. Page 19, Excluded garage area for allowed cottage allowed floor area: The presentation indicates states "Proposed with bi-annual code amendments to be reviewed by PC in January". We urge you to keep this as part of the HOSAP code updates and not to delay it be sending it through the bi-annual code amendment process. Separating this change from the current HOSAP code updates may spur some uncertainty as builders/developers have been anticipating this modification in alignment with HOSAP.
4. Page 22, Review process required for plexes: We recommend that the site plan and building permit be done concurrently. It should follow the same process as a single-family home. This additional process and potential associated improvements could make these less cost effective and less affordable. If frontage improvements would not be required for a single

large home, why require frontage improvements with a plex. It would be inconsistent.

5. Page 23, Cottage Orientation: The refinement is better, however, requiring at least 50% face the open space may be too restrictive and limit application. We recommend the language read “cottages shall either face common open space or the street or pathway.”
6. Page 25, Compact Development Project Size Limit: If a site is over 3 Acres, we recommend that a project be able to do compact lots on up to 3 acres instead of disallowing all together.

Again, thank you for the opportunity to weigh in on these important code updates. We are enthusiastic about the progress and look forward to implementing the new changes in future developments.

Best,

**Noelle Lovern | Government Affairs Director**  
**BIA of Clark County - a Top 30 NAHB Association**  
*Protecting and promoting the building industry.*

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