



TANEY ENGINEERING

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October 17, 2023

City of Las Vegas
Department of Planning
495 South Main Street
Las Vegas, NV 89101

Re: Ricky & Bonn (5249 Ricky Road)
APN: 138-12-810-012
Justification Letter (Revised)

To whom it may concern:

Taney Engineering, on behalf of Pierro's Landscape & Maintenance, LLC, is respectfully submitting justification for a Site Development Plan and Waivers for a proposed 1-lot office building and storage yard with a building maintenance and storage use.

Site Development Plan

The subject parcel is 1.24 gross acres and located at 5249 Ricky Road, Las Vegas, NV 89130. The property is zoned C-2 (General Commercial) with a planned land use of GC (General Commercial). A Site Development Plan is requested to allow for the development of a 1-lot office building and storage yard with a building maintenance and storage use.

Access to the property will be from Ricky Road via a 32-foot-wide commercial driveway constructed per Uniform Standard Drawing 222.1. The internal drive aisles will be constructed at 24-feet and 40-feet in width. Ricky Road will remain in its existing rural condition, with no curb, gutter, sidewalks, or streetlights, and a paved roadway of 32-feet. A 15-foot landscape buffer per Section 19.08.080 (Table 4) (A) will be provided adjacent to the existing public right-of-way.

The proposed structure is a two-story 5,448 square foot office building with contemporary architectural design elements. 19 parking spaces will be provided on-site, including one handicap van-accessible space. The remaining .75 acres behind the structure will be used as an outdoor storage yard for landscaping and construction materials. The outdoor storage area will be screened by an 8-foot screen wall per Title 19.08.040 (E)(4)(3).

Waiver – Landscape Buffer

This request is to waive the required landscape buffer for interior lot lines per Section 19.08.080 (Table 4) (A). Due to the adjacency to other properties with identical or similar commercial zoning and land use categories, we are proposing no landscape buffer along the east, south, and ~177 feet of the west interior lot lines. The remaining portion of the west interior lot line will have a 25-foot-wide landscape buffer that narrows to 5 feet adjacent to the proposed parking area.

Waiver – Off-Site Improvements

This request is to waive full off-site improvements along Ricky Road as required per Section 19.02.023. We are proposing to match the adjacent properties with no curb, gutter, sidewalks, streetlights, and a minimum

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paved roadway of 32-feet. The Administrative Deferred Off-Site Improvement Request was approved by Public Works on September 19, 2023.

We are hopeful that this letter clearly describes the project and the intent of the proposed development. If you have any questions or require additional information, please contact us at (702) 362-8844.

Sincerely,

Jeremiah Delci-Johnson
Senior Land Planner

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