



## TANEY ENGINEERING

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May 16, 2024

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

**Tioga & Ackerman**  
**RCM-24-023**  
**APN: 125-10-402-005**  
**Justification Letter**

To whom it may concern:

Taney Engineering, on behalf of Richmond American Homes is respectfully submitting justification letters for the following Variances and Waivers for a proposed 4-lot single-family residential subdivision. Following our recent conversation with the Public Planning Planner, it has been advised that obtaining approval for the following Variances (3) and Waiver (1) is a necessary prerequisite before the submission of our parcel map & improvement plans application. The original cases (VAR-58604; VAR-58606; VAR-58683; WVR-58614) were successfully approved on June 18, 2015. However, given the expiration of the most recent Extensions of Time (EOTs), our developer has chosen to reinstate the process to get new entitlement approvals.

**Waiver #1** – Request to deviate from intersection to intersection offset, Title 19.02.140.

Title 19.02.140 requires intersection to intersection offsets of a minimum of 220 feet. The proposed development has an offset from centerline of Tioga Way to centerline of proposed interior street of 200-feet, where 220 feet is required. The interior street was designed through the middle of the parcel to create 4 equal (+/-) lots. Tioga Way is a rural street with very low traffic volumes and should not create a potential conflict with the interior street for the development. The proposed 4-lots will generate very low traffic themselves and should not cause adverse impact to the adjacent intersection.

**Variance #1** – Request to grant a Variance to allow seven-foot-tall retaining walls, where four feet is the maximum allowed. Title 19.06.060.Table 8.

The existing sewer point must be extended into the proposed subdivision at a minimum slope of 1%. At the terminus of the sewer a minimum depth of cover must be 6-ft from the finish grade elevation of the road to the top of the sewer pipe. The above mentioned design minimums have effectively set my minimum street elevation at the center of the cul-de-sac. From there standard subdivision design standards require a minimum of 1% swale for drainage purposes within each lot. The pad elevations are set off this minimum high point elevation. Please note every attempt will be made by the developer and his engineer to reduce retaining walls once we go into drainage study submittal and associated grading plans.

**Variance #2** – Request to grant a Variance to Title 19.04 to allow no offsite improvements on Ackerman Avenue and Tioga Way.

The subject property and adjacent neighborhood are currently zoned for Residential Estates (R-E). It is the developer's belief that by constructing full offsite improvements, this would not be consistent with the surrounding neighborhood and cause issues with the neighbors who currently own horse properties in the area. The developer is simply requesting to construct what is currently consistent in the area.



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**Variance #3** – Request to grant a Variance to Title 19.04.070 to allow no offsite improvements on a private street.

The request is consistent with other 4-lot subdivision developments in the area. There are 6 existing 4-lot developments in the vicinity of the proposed development. All 6 of the existing developments have no street lights. The developer is simply requesting to construct what is currently consistent in the area and keep the rural character of the site.

Thank you for your attention to this request. If you have any questions or require additional information, please contact us at (702) 362-8844.

Sincerely,

*Austin Chen*

Austin Chen  
Senior Land Planner

24-0249  
05/16/2024