



TANEY ENGINEERING

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January 29, 2025
Job No: TYR-24-030

City of Las Vegas
Department of Planning
333 N. Rancho Drive
Las Vegas, NV 89106

RE: JUSTIFICATION LETTER TONOPAH AND VEGAS

This letter is being submitted in support of the project described above on behalf of our client, Taylor Morrison. The applications being submitted include a Variance and Tentative Map.

Project Description

APN(s): 139-20-802-002 & 003

The subject site is generally located on the east side of Tonopah Dr and the north side of Vegas Dr. The site is approximately 3.45 gross acres and is proposed to be developed as Single Family Residential with 27 lots within the existing R-CL Zoning. Lots will vary in size from 3,056 sf to 5,320 square feet. There will also be 7,146 square feet of landscaping located within four common elements.

The site proposes public streets, with ingress and egress to the proposed development will be from Tonopah Drive via public standard crown streets, 48 ft. in width, with a 5 ft. sidewalk on either side. Tonopah Drive will receive full offsite improvements, including curb, gutter, and sidewalks adjacent to the site.

The subdivision will provide a 6 ft. landscaped area along Tonopah Drive, as well as a minimum 15 ft. area along a portion of the southern property line, with 24" box trees planted every 30 ft. on center.

Variance

The development is also requesting the following variances for Lot 24, 25, and 26:

1. Variance of Title 19.06.080 to decrease the minimum lot width from 35ft to 22.5ft for Lot 24 and 25ft for Lots 25 and 26.
 - a. The reduction request is in an effort to allow frontage for all lots in the new site plan to be taken outside of the existing access easement and still meet the public street with a standard street width throughout its length. The reduction occurs only in the front yard. The majority of the lot maintains a 35ft minimum width.

Additional Information

The subject site was previously reviewed and approved along with Zone Change, Variance, and Tentative Map 22-0339 featuring 29 lots. An issue was discovered while attempting to vacate a private access easement across the site, wherein one of the owner's estates is in probate and unable to move forward with the relinquishment process. Therefore, this updated site plan is being submitted to work around the existing easement.

The reduced size cul de sac was approved in the original entitlements.

We are hopeful that this letter clearly describes the proposed development. If you have any questions or require additional information, please do not hesitate to call our offices.

Sincerely,

Rebecca Chiriboga

25-0026
01/30/2025