



# TANEY ENGINEERING

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February 06, 2025  
Job No: ADV-24-178

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

**RE: Donald & Leon**  
**APN: 125-24-102-002**  
**Justification Letter**

This letter is being submitted in support of the project described above on behalf of our client, Adaven Homes. The applications being submitted include a Zone Change/Waiver/Variance/Tentative Map.

### **Project Description**

**APN(s): 125-24-102-002**

The subject site is generally located on the north side of Donald Road and the east side of Leon Avenue. The site is approximately 2.08 gross acres and is proposed to be developed as Single-Family Residential Development with 10 lots and a density of 4.81 units per acre.

The lots range in size from 7,058 square feet to 8,751 square feet, with an average lot size of 7,695 square feet. An additional 3,108 square feet will be contained within two common elements. Two guest parking spaces will also be provided on-site. Ingress and egress will be from Donald Road. The internal street will be constructed at 40 feet in width and be private. The proposed development will feature a 6' wide landscape strip along Leon Avenue and a 5.75' wide landscape strip along Donald Road. There is a zone change that is being requested for the currently zoned R-E site to be R1. There are a couple of variances that will be requested that are listed below.

### **Variance**

The development is also requesting the following variances:

1. Variance of Title [19.04.070] to allow for a 40' wide street and no sidewalk where 47' and sidewalk on both sides of the street is required.
  - a. We do not anticipate large amounts of pedestrian or vehicular traffic for the 10-lot subdivision, as well as the no sidewalks help with the R-E for the surrounding existing neighbors.
2. Variance of Title [19.04.070] to allow no gate on a private street where such is required.
  - a. Gating this development would not fit in with the surrounding community as it is a transition area from smaller lots to R-E.
3. Variance of Title [19.04.100] to allow for a no standard hammerhead design where a cul-de-sac with a minimum radius of 40' is required.
  - a. This is to allow for the end lots to be greater in size and improve the depth of the lots.
4. Variance of Title [19.04.040] to allow for a connectivity ratio of 1 where a connectivity ratio of 1.30 is required.
  - a. This is due to adjacent existing developments, making multiple connecting roadways impracticable.
5. Waiver of Title [19.06.070] to reduce the landscape width along Donald Rd. to be 5.75' where 6' is required.
  - a. This reduction that is being requested is less than 3" and ensures that all the lots meet minimum square footages.

**25-0027**  
02/06/2025



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,

Jeff Thomson, EI  
Assistant Project Manager

25-0027  
02/06/2025