



## TANEY ENGINEERING

6030 S. JONES BLVD. LAS VEGAS, NV 89118  
PHONE: (702) 362-8844 | FAX: (702) 362-5233  
TANEYCORP.COM

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/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 no variances or waivers that will be requested with this application.

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**  
04/23/2025