



## TANEY ENGINEERING

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November 8, 2023

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

**Re: Tenaya & Bilpar  
Case: 23-0595  
APN: 125-22-801-011  
Justification Letter**

To whom it may concern:

Taney Engineering, on behalf of Adaven Homes, is respectfully submitting justification for a Tentative Map, General Plan Amendment, Rezoning, and Variance in support of the project described below.

### **Tentative Map**

The subject site is 1.99 gross acres and located north of Bilpar Road and east of Tenaya Way. A Tentative Map is requested to allow for the development of a 16-lot single-family residential subdivision with a density of 8.04 lots per acre. The lots range in size from 3,150 square feet to 7,268 square feet, with an average lot size of 3,748 square feet. Two parking spaces will be provided for each home for a total of 32 spaces. Primary access to the subdivision will be from Bilpar Road, with 4 lots taking sole access from Bilpar Road. The internal public streets will be constructed at 39 feet in width with 30" wide roll curb and a 5-foot sidewalk on either side.

### **General Plan Amendment**

This request is to amend the land use from O (Office) to ML (Medium Low).

### **Rezoning**

This request is for a rezoning from O (Office) to R-CL (Single-Family Compact Lot).

### **Variance – Connectivity Ratio**

This request is for a deviation from Complete Street Standards to allow for a connectivity ratio of 1.00 where 1.30 is required. As part of this variance, a deviation from Uniform Standard Drawing #212 is requested to allow for two cul-de-sac termini with 29-foot radii.

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

**23-0595**  
11/09/2023