



TANEY ENGINEERING

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July 18, 2022

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

Re: Tonopah & Vegas (Tonopah Trails)
APN: 139-20-802-002 & -003
Justification Letter (Revised)

To Whom It May Concern:

Taney Engineering, on behalf of our client, LGI Homes – Nevada, LLC, is respectfully submitting justification for a Tentative Map, Rezoning, and Variance in support of the project described below.

Project Description

The subject site is generally located ~ 300 ft. north of Vegas Drive and west of Tonopah Drive within the City of Las Vegas jurisdiction. The site is 3.45 gross acres and is currently zoned U (Undeveloped) with a land use category of ML (Medium-Low). We are requesting a conforming zone change to transition to R-CL (Single Family Compact-Lot).

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.

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.

Tentative Map

A Tentative Map is requested to allow for the development of a 29 lot single-family residential subdivision with a density of 8.41 lots per acre. The lots will vary in size from 3,011 square feet to 3,705 square feet, with an average lot size of 3,310 square feet. There will also be 7,162 square feet of perimeter landscaping located within two common elements.

Rezoning

We are requesting a conforming zone change to R-CL (Single Family Compact-Lot) from U (Undeveloped).

Justification: The proposed zoning of R-CL (Single Family Compact-Lot) is consistent with the surrounding residential developments, and it is not believed that the requested rezoning will have an adverse effect on the area.

22-0339
07/18/2022



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The project site is adjacent to properties with the following zoning categories:

- North: R-PD9 (Residential Planned Development)
- East: R-CL (Single Family Compact-Lot)
- South: U(M) (Undeveloped Medium), R-PD12 (Residential Planned Development), and R-2 (Medium-Low Density Residential)
- West: R-1 (Single Family Residential)

Variance

We are requesting a deviation from Complete Street Standards to allow for a connectivity ratio of 1.00 where 1.30 is required.

Justification:

Due to this being an in-fill development with a unique layout, we are unable to add any additional links and/or nodes that would increase the connectivity ratio. We do not believe that this deviation will be a burden on the existing street network.

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 call (702) 362-8844.

Sincerely,

Jeremiah Johnson
Land Planner

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