



TANEY ENGINEERING

6030 S. JONES BLVD. LAS VEGAS, NV 89118
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June 21, 2022

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

**Re: Justification Letter
Alpine & Appian
APN: 138-36-811-000**

To Whom it May Concern:

Taney Engineering, on behalf of our client, Sharan Properties, is respectfully submitting justification for a Tentative Map and Vacation in support of the project described below.

Project Description

The subject site is located north of Alpine Place and west of Appian Way within the City of Las Vegas jurisdiction. The site is 13.87 gross acres and is currently zoned R-3 (Medium Density Residential). We are requesting a zone change to R-TH (Single-Family Attached) for a proposed single-family residential subdivision with 32 lots and a density of 2.31 lots per acre.

The lots range in size from 1,600 sq. ft. to 3,277 sq. ft. with an additional 7,820 sq. ft. dedicated for open space. Access to the proposed site will be from Alpine Place via two public streets, 37 ft. in width from back-of-curb to back-of-curb, with 5 ft. sidewalks on either side. We are proposing to utilize cross fall streets with a 2% minimum slope.

The subdivision will provide a 6 ft. landscape easement along Alpine Place, adjacent to the existing 6 ft. sidewalk, with 24" box trees planted every 30 ft.

Tentative Map

A Tentative Map is requested to allow for the development of a 32 lot single-family attached residential subdivision with an average lot size of 1,875 sq. ft.

Vacation

We are requesting to vacate Appian Way, a public right-of-way, dedicated per documents 0321:0280600 and 0653:0524908.

Justification: Only the eastern half of Appian Way is currently dedicated for public use. The western portion appears to have historically been used as parking for the office complex that has since been demolished, as well as for the adjacent properties to the east. As the roadway terminates approximately 300 ft. from the intersection of Alpine Place and seems to function more as an alley with a loading zone and overflow parking, we do not believe it is necessary to maintain this as public right-of-way any longer.

22-0391
07/22/2022



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We are hopeful that this letter clearly describes the project and the intent of the proposed development. If you have any questions or require any additional information, please call (702) 362-8844.

Sincerely,

Jeremiah Johnson
Land Planner

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