



TANEY ENGINEERING

6030 S. JONES BLVD. LAS VEGAS, NV 89118
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September 8, 2022

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

Re: Centennial & Shaumber (Residential)
APN: 126-25-101-010
Justification Letter (Revised)

To Whom It May Concern:

Taney Engineering, on behalf of our client, Umer Malik, is respectfully submitting justification for a Tentative Map, General Plan Amendment, Rezoning, and Variances in support of the project described below.

Tentative Map

A Tentative Map is being submitted to allow for the development of a 40 lot single-family residential subdivision with a density of 2.37 lots per acre. The subject site is generally located east of Clark County Route 215 and south of Centennial Parkway. The lots will vary in size from 3,760 square feet to 8,330 square feet, with an average lot size of 4,497 square feet. There will also be 7,598 square feet of open space contained within two common elements.

Ingress and egress to the proposed development will be from Launch Pad Avenue via a public standard crown street, 48 ft. in width, with a 5 ft. sidewalk on either side.

General Plan Amendment

We are requesting a General Plan Amendment to M (Medium) from L (Low).

Rezoning

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

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

- North: R-U (Rural Open Land)
- East: R-E (Residence Estates District) and R-1 (Single Family Resident District)
- South: R-1 (Single Family Resident District)
- West: U (Undeveloped)

The proposed zoning of R-CL (Single Family Compact-Lot) is not inconsistent with the surrounding residential developments, and we do not believe that the requested rezoning will have an adverse effect on the area.

22-0483
09/12/2022



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Variance 1

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

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.

Variance 2

We are requesting a deviation from Complete Street Standards to allow for a dead-end stub street termination where a cul-de-sac is required.

The proposed east-west street, Orbita Avenue, has a dead-end reduced radius cul-de-sac terminus at either end. Both proposed stub streets are less than 125 ft. in length, with 3 lots fronting the west side and 6 lots fronting the east side. This configuration is necessary to best maximize the site's allowable density. We do not foresee any adverse impact to the subdivision or adjacent properties with regards to traffic movement, utility servicing, or emergency access.

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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