



TANEY ENGINEERING

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March 20, 2013

City of Las Vegas Planning Department
333 N. Rancho Drive
Las Vegas, NV 89106
Phone: (702) 229-6301
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RE: Justification letter for Variance Request for Juliano & Hickam (APN: 138-05-801-006; 4 lots on 2.5 gross acres)

To Whom It May Concern:

Taney Engineering, on behalf of the applicant, Astoria Residential, respectfully submits this justification letter in support of a Variance on the subject site. The Variance is to request to not to construct a sidewalk and streetlight on both Juliano and Hickam right-of-way adjacent to the project site. The subject site is generally located southeast of Juliano & Hickam right-of-ways.

The proposed development consists of 4 single family homes on 2.5 gross acres with a density of 1.6 units per acre. The proposed site is currently zoned R-E which is consistent with the proposed developments density. The site is directly adjacent to constructed residential homes to the north, northwest, and west; each of these communities has not constructed sidewalk or streetlights in either Juliano or Hickam right-of-ways. From previous neighborhood meetings held on this project site the neighbors would prefer not to have sidewalk or streetlights on these streets and to leave them as rural as possible. We believe the sidewalk would not connect to any sidewalk located to the south or to the east of the project site. We believe this request would allow for a consistent look to the street from one side of the street to the other side and respectfully request approval of the variance.

If you have any questions or need any additional information please do not hesitate to contact this office.

Sincerely,

Robert Cunningham, PE
Taney Engineering



VAR-48779