



TANEY ENGINEERING

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May 24, 2018

City of Las Vegas
Department of Planning
333 N. Rancho Drive
Las Vegas, NV 89106

RE: **Rancho & Jones – Justification Letter (General Plan Amendment, Rezoning, & Tentative Map)**
APN: 138-02-713-007

To Whom It May Concern:

Taney Engineering, on behalf of our client, Beazer Homes, is respectfully submitting justification for a General Plan Amendment, Rezoning, and Tentative Map on an approximate 22.13 acre. The proposed site is currently zoned C-2, with a general plan designation of GC (General Commercial). A land use of ML (medium-low - up to 8.49 du/ac) and a zoning category of R-CL (Single Family – compact lot) is being requested. The site is generally located to the west of Jones Boulevard and north of Rancho Drive within the City of Las Vegas jurisdiction.

The site is a portion of one of the few remaining undeveloped parcels in the area. With the exception of Rancho Drive that does not have concrete sidewalk and gutters, the adjacent streets are fully developed with curb, gutter, street lights, and sidewalk. The site is surrounded by developed commercial and residential properties on the opposing sides of Rancho, Craig, and Jones.

This project proposes to develop single family residential homes on the portion of the parcel adjacent to Jones Boulevard. As with the properties on the opposing side of Rancho Drive, commercial developments are planned to front Rancho Drive with residential uses in the rear. Commercial developments will also front Craig Road and border the northern portion of the proposed residential use. The proposed residential subdivision will be gated with two separate entrances from Jones Boulevard that will prevent traffic from conflicting with the future commercial uses adjacent to the site. The subdivision is proposing to have no waivers or variances; specifically onsite street lights are being proposed throughout the community, the entry streets have been adjusted to meet the City of Las Vegas offset criteria of 220-ft minimum from center line to centerline. In addition 3 separate pedestrian access points to Jones from the gated subdivision (one from each cul-de-sac and one from the open space in the middle of the site) have been provided and credited as half links in the connectivity ratio calculation.

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The proposed land use provides a natural buffer from the high density commercial properties west of the site to the lower density residential properties to the east. The existing roadways provide adequate transportation for future residents via public or private means. It is our belief that the reduction in commercial property in this area will not adversely impact the general plan as commercial property will continue to be developed along the Rancho corridor. The proposed residential use will assist in the financial gain of the commercial properties adjacent to the site and is intended to bring value to the community; especially the residential uses adjacent to the proposed site. We are confident that development of this infill parcel positively impacts the community by transitioning this lot from its current status thereby reducing vagrancy in the area. The site is intended to have private roadways. All landscape maintenance will fall under CC&R's that will be recorded against all interior lots.

The Parcel Map (PMP-72870), Book 123, Page 039, was recorded, on May 9, 2018 to create the lot proposed for this development.

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,



Anthony DeLeon Jr., P.E.
Taney Engineering

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