



TANEY ENGINEERING

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October 16, 2018

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

RE: Jensen & Helena Area 4 – Tentative Map Justification Letter
APN: 138-06-301-013

To Whom It May Concern:

Taney Engineering, on behalf of Lone Mountain Estates, LLC, is respectfully submitting justification for a Tentative Map and Rezoning application.

The recently purchased BLM property is 9.92 acres located on the south side of Helena Avenue. The project site is the west half of this parcel on the west side of North Grand Canyon Drive. The property surrounding the site is zoned R-E, with the exception of the parcel to the southeast of this property, which is zoned U(DR). The current zoning for our property is U (undeveloped), we are requesting a rezoning to R-E (Residence Estates). The tentative map depicts a total of 5 lots ranging in size from 31,930 square feet to 40,407 square feet. The total average lot size is 35,242 square feet. The access roads are improved to the north and east of the project. All of the lots are fronting Grand Canyon Drive, facing east to the vacant land owned by the same entity. Patent easements will need to be vacated and right of way dedicated. A drainage easement allowing storm water runoff will also need to be dedicated through the site between lots 2 and 3. A waiver is being requested for a deferral of off-site improvements.

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,
TANEY ENGINEERING

Elisha Scrogum
Project Manager

PRJ-74586
10/17/18

ZON-74626 and TMP-74627