



TANEY ENGINEERING

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June 28, 2018

City of Las Vegas Planning Department
333 N. Rancho Drive
Las Vegas, NV 89106
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**RE: Justification letter for Peaceful Ridge Phase 3.4
Corner Side Setback Variance Request – Lot 224**

To Whom It May Concern:

Taney Engineering, on behalf of the applicant, Lennar, respectfully submits this justification letter in support of a Variance on the subject site. The subject site is generally located south of Lone Mountain Road and to the east of the Puli Road alignment.

We are requesting to reduce the corner side setback from 10ft to 6 ft on lot 224 in the Peaceful Ridge Phase 3.4 subdivision and within Lone Mountain West. In accommodating the Lone Mountain West Design Standards for Single and Multi-Family Residential, which encourages the use of porches, columns, and exterior stairs as provided on these homes, it was noted that two residential building lots with attached sidewalks do not accommodate an adequate corner side setback.

As not all of the homesites within the subdivision have an attached sidewalk, we note that setbacks on homesites without attached sidewalks are measured from the back of curb. The setback at these two locations is measured from the back of sidewalk, resulting in a setback that is slightly shorter than required by the Lone Mountain West Development Standards. If approved and constructed, this reduced corner side setback will appear no different than other corner side setbacks within the subdivision where the setback is measured from back of curb.

As this reduced setback will physically appear no different than other corner side setbacks within the approved subdivision and the purpose for the reduction is to achieve a higher quality of architectural design standard that meets and exceeds the intent of the Lone Mountain West Development Standards, we ask for your consideration and approval of this request.

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

Sincerely,

Elisha Scrogum
Taney Engineering

PRJ-73725
06/28/18

VAR-73813