



TANEY ENGINEERING

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October 17, 2018

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

RE: **Sky Pointe & Tenaya – Justification Letter (Major Modification, Site Plan Review, Variance & Tentative Map)**
APN: 125-27-410-006

To Whom It May Concern:

Taney Engineering, on behalf of our client, LENNAR, is respectfully submitting justification for a Major Modification, Site Development Plan Review, Variance and Tentative Map on an approximate 6.05 acre site located at the northwest corner of Sky Pointe Drive and Tenaya Way. The site carries a land use designation of SC-TC. We are requesting a Major Modification of the Town Center Development Standards to M-TC (Medium Density Residential – 12-25 du/ac) to accommodate a proposed 91-unit multi-family residential development consisting of 3-, 4- and 6-plex buildings.

A Site Development Plan Review and Tentative Map are requested to allow for the development, which will provide 72,624 square feet of open space, provide for 91 two and three-bedroom for-sale residential units with attached two-car garages, exceed landscape requirements and provide 215 parking spaces where 190 are required. We are requesting to provide no on-site trash enclosures as garbage pick-up will be handled individually. A letter indicating individual trash service is acceptable to Republic Services has been submitted with this application.

A Variance from Title 19.06.040 Residential Adjacency Standards is requested to allow a 25-foot setback where 87 feet is required. The Town Center Development standards do not have an automatic setback requirement in the M (Medium Density Residential) Special Land Use Designation; however, this parcel is located adjacent to R-CL zoned property. Due to this adjacent zoning, non-single family residential uses must be set back at a rate of 3 times the 29-foot building height, or 87 feet from the north perimeter, despite the fact that adjacent R-CL residential uses are permitted to be built to a height of 35 feet and setback 10 feet from the rear property line. To adhere to and exceed comparable Title 19 setbacks, we are proposing a 25-foot setback from the north property line where a comparable R-3 district would require 20 feet. As this is a for-sale residential development built to a maximum height of 29 feet; setback 25 feet from the

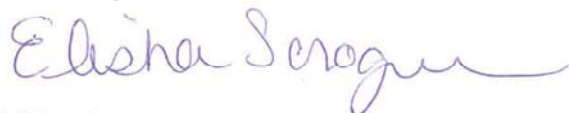
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10/18/18

MOD-74628, VAR-74692, SDR-74631 and TMP-74632

rear property line; will not impede the adjacent residential nor create a substantial detriment to the public good; and the requirement of an 87' x 493' setback along the northern perimeter of the property would create undue hardships upon the owner of the property, we respectfully request that this Variance be approved.

This proposed development will positively impact the surrounding neighborhood and provide much needed infill housing in a popular neighborhood. If you have any questions or require any additional information please call (702)362-8844.

Sincerely,

A handwritten signature in blue ink that reads "Elisha Scrogum". The signature is fluid and cursive, with a long horizontal flourish extending to the right.

Elisha Scrogum
Taney Engineering

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