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City of Las Vegas
Planning and Development Department
731 South 4th Street
Las Vegas, Nevada
89101

Att: Doug Rankin
Manager, Current Planning Division

Subject: **Revised Rezoning (R-PD16 to R-PD16) and Site Development Plan Review for Avion Project – Justification Letter**
Avion by Pageantry Communities

Dear Doug:

Please accept this letter as justification of our request for a Rezoning and Site Development Plan Review for the revised five-phase Avion project. This project is located at the northwest corner of Smoke Ranch Road and Decatur Boulevard, west of Rancho Drive. The parcel numbers of this project are 139-18-410-006 to 008 inclusive, with an overall site area of 33.54 acres.

This project was originally approved by City Council for 513 units; when the Tentative Map was prepared, there was an administrative SDR approved that reduced the overall unit count to 508 units. Now, market conditions have dictated a slightly different approach with fewer townhouse units, which are the units with the largest floor space per unit. This has meant that now the project as designed will contain 535 units in essentially the same building footprint areas as previously approved. Title 19, however, requires that any project in which density (number of units per acre) is "materially increased" is considered to be a major amendment, which must go back to Planning Commission and City Council. After discussions with Margo Wheeler and yourself, the Department has decided that the changes we are proposing constitute a "material increase" and that resubmittal is therefore required.

You should note that as part of our discussions with senior Department staff, we have already requested and received administrative approval of phases 1 and 2. This administrative approval of phases 1 and 2 covers 12.7 acres of the overall site and contains only 191 units of the 535-unit total. We have also requested administrative approval of a revised Tentative Map that reflects the revised phase 1and 2, with the "old" phase 3, 4 and 5. This approach will ensure that the development of drainage and utilities for phase 1 and 2 will coordinate seamlessly with the remaining phases of the project. After approval of the revised Zoning and Site Development Plan Review, we will file a revised Tentative Map for consideration by Planning Commission that will reflect the updated site plan for all five phases of the project.

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We feel the requested Rezoning, which will raise the density on the site from 15.3 units per acre to 15.6 units per acre, along with the related Site Development Plan Review, will have no negative impact on the project or on surrounding properties, and is therefore appropriate. We would ask that you consider approval of this request accordingly.

Thank you for your assistance.

Sincerely,

Gary Leobold, AICP
WRIGHT ENGINEERS

c. Tamara Kolstad

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