Triton Engineering

February 27, 2007

City of Las Vegas
Development Services Center
731 S. Fourth Street
Las Vegas, NV 89102

Reference: **Request for Re-zoning**
Justification Letter
Lake Mead / Rock Springs
APN # 138-22-701-009

To Whom It May Concern:

On behalf of our client, Centex Homes, we respectfully submit this letter of justification for a Zone Change request for a proposed 65 lot single family project called "Lake Mead / Rock Springs".

The applicant is requesting that the zoning on this parcel be changed from R-4 to RPD-14 for a proposed 65 lot single-family residential development. Parcels adjacent to the proposed site have the following landuse:

NEC – Service Commercial & NDOT Highway 95 (C-1)
NWC – Service Commercial and (C-1)
SEC – Service Commercial & Public Facilities (C-1 & PF)
SWC – Service Commercial & Residential Compact Lot (C-1 & R-CL)

Centex Homes believes that the proposed development of a 65 lot single family residential subdivision will act as a buffer between the existing C-1 commercial uses and the Public Facilities use, and an appropriate transition to the existing community of the Southwest. This project will enhance the overall community by occupying the currently vacant site.

Please place the attached request on the April 12, 2007 agenda. If your have any questions or require additional information, please contact me at 254-1480 (office) or 300-2912 (cell).

Sincerely,

Kris Givant
Project Coordinator

GPA-20216 ZON-20217
VAR-20219 SDR-20220
04/12/07 PC

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