WRIGHT
client driven

September 28, 2006

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

Dear Ladies/Gentlemen:

Please accept this letter from Wright Engineers on behalf of our client, Tousa Homes, Inc., as the justification for related requests for a Rezoning, a Variance and a Site Development Plan Review for development of property located at the northwest corner of Jones Boulevard and Jo Marcy Drive, also known as Falcon Crest Unit 3 (APNs 125-14-504-006, 007 and 008).

Our client intends to develop six single-family homes on the site. The site is currently designated DR (Desert Rural Density Residential) in the City's Master Plan, which allows for densities up to 2.49 u.p.a. The site is currently zoned R-E (Residence Estates).

The applicant is requesting a conforming Rezoning from the R-E district to the R-PD2 (Residential Planned Development - 2 Units per Acre) on the subject site. Although the density of the proposed project, at 1.67 u.p.a., is far below the Desert Rural Density threshold of 2.49 u.p.a., the intent is to match the scale and density of the surrounding properties in the area. All of the proposed lots exceed 18,000 s.f. in area, which is in scale with nearby development. A Site Development Plan Review for the project is also being submitted. This site plan fully conforms to Title 19 regulations, other than the minimum site size requirement of 5 acres for R-PD developments; a request for a Variance to this requirement is also being filed.

The proposed rural density residential development will be compatible with surrounding residential uses, and will be a logical and attractive use of an infill parcel that will be designed to compliment the area.

Thank you for your consideration.

Sincerely,

Gary Leobold, AICP
Director of Planning

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01/25/07 PC