



An employee-owned company

June 12, 2006

City of Las Vegas
Development Services Center
731 South Fourth Street
Las Vegas, NV 89101

**RE: ZONE CHANGE JUSTIFICATION
APN 138-22-701-009
PBS&J REFERENCE NUMBER 511867**

Dear City Planning Dept.,

On behalf of our Client, Centex Homes, PBS&J respectfully requests a review of a 92-home condominium development on 4.85± acres located on the westerly side of Rock Springs Road approximately 270 feet south of its intersection with Lake Mead Boulevard. A staff review was conducted June 1, 2006. This application for a Zone Change provides information consistent with the checklist for Zone Change applications.

The intent of this application is to allow for the proposed development of a 92-home condominium community. This application is filed in conjunction with a General Plan Amendment for this parcel (to allow this zone change from the existing Undeveloped / Public Facility to R-4 High Density residential). The purpose of this request is to develop a currently vacant parcel in a manner consistent with the City Plan and existing surrounding development. Existing surrounding land use includes C-1 commercial development along both Lake Mead Boulevard and Rock Springs Road adjacent to the northerly, easterly and westerly site boundaries, and the James McMillan School adjacent to the southerly site boundary. An existing residential community is located generally southeast of the site boundary on Rock Springs Road.

The development of a high-density condominium community on this parcel provides an appropriate buffer between the existing C-1 commercial uses and the school use, and an appropriate transition to the existing community to the southeast. This Project will enhance the overall community by occupying the currently vacant site within the existing high density, mixed-use community and providing the appropriate land use for this site. This Project will create no adverse impacts to the community.

The City of Las Vegas Zoning requirements limit building height in the R-4 Zone to two stories. This project will provide a mix of two- and three-story condominium structures, with interior parking on the first floors. The building height variations will provide visual interest while enhancing the site esthetics. An application for height variance is being made concurrently with this Zone Change Application.

PBS&J appreciates the opportunity to submit this project to the City of Las Vegas for consideration. We look forward to working with the staff to address any concerns and provide a

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project that creates a new community that continues the City's excellence in residential development. If you need any additional information please do not hesitate to contact me at (702)263-7275, extension 3031.

Sincerely,

PBS&J



Kevin M. O'Donnell, PE
Sr. Program Manager

Attachments

Cc: Centex Homes