



An employee-owned company

June 12, 2006

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

**RE: SITE DEVELOPMENT PLAN 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 Site Plan Review provides information consistent with the checklist for Site Plan Review 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 Zone Change Application 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 92 condominiums will be created in building blocks of from 4 to 8 condominiums per building, accessed from a proposed private loop road, with separate motor courts for garage access. Site access will be from Rock Springs Road, where a gated access will be installed. Each condominium will be provided with a 2-car garage, and will be from two to three stories in height. The site features pedestrian-friendly walk paths through the site for access to each home and to the common elements, with additional planned amenities. Perimeter buffer areas and walls will separate the site from the adjacent school and commercial development. Resident and visitor parking are provided in conformance with City requirements.

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 Site Development Plan application.

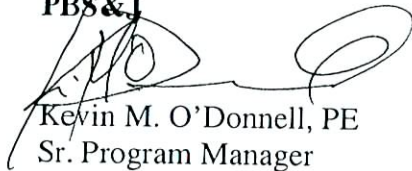
**SDR-14323
07/27/06 PC**

Public utilities are installed adjacent to the site, and we expect to provide these services to the community from the existing infrastructure. Site stormwater runoff will be collected and conveyed as determined by a subsequent drainage analysis. Site improvements will be designed in accordance with City of Las Vegas and other appropriate standards.

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 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

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07/27/06 PC

