

Detailed Justification Letter

Bella Monte Development

To Whom It May Concern:

In summary, we are applying for 5 Lot's to be located on 2.37 acres. Our applications include; VAR for less than 5 acres to re-zone for the RPD-2, Re-zoning application from R-E to RPD-2, SDR for a 5 Lot residential sub-division.

The Bella Monte is a development that is proposing to develop five custom estate Lot's. The development is located between O'Bannon and Via Olivera, and near Lisa Lane in the City of Las Vegas.

The site is long and narrow with communities and roads that surround all four sides. At the North and South end where the development boards two roads, Bella Monte will boast six feet of nicely buffered landscaping with split face CMU block walls. The look and feel will blend to the natural environment of the community. The five Lot's will average 19,528.4 square feet in size and each lot will be at least 120 feet wide. Every home will be custom designed and developed for each and every home owner. For this reason we have not provided elevations, floor plans, and proposed color and material boards.

To the West the development will boarder Canyon Estates that is zoned R-E with an average lot size of 20,145 square feet. To the East we boarder Sycamore Square that is zoned RPD-2 with an average lot size of 16,546 square feet. We feel that our five lot's create a nice transition between the five lot's that boarder us on the East and the West.

The neighboring communities have been developed for years. The vacant land has created security issues for both neighboring communities, especially Sycamore Square. Neighboring home owners have expressed the need to get the project under way and finally developed. The development will create further security to all of the communities in the area.

By developing this piece of property we know that we will greatly enhance the community by its appearance alone. The development will also create value and additional security. All will be glad and appreciate that the property will soon be developed.

Thank you,



Per: Brian Ehlert

SDR-14314
07/27/06 PC