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June 12, 2006

City of Las Vegas Planning & Development
731 South Fourth Street
Las Vegas, Nevada 89101

Re: Justification Letter
5300 N Rainbow Ave. APN #: 125-35-201-006

Gentlemen:

Please be advised that I represent Bruce and Julie Khalilzadegan with their applications for a General Plan Amendment, Site Development Plan Review, Rezoning and a Variance for the above mentioned location.

The proposed project will be a multi-family development of two story high condominiums which will require a Site Development Plan Review per Title 19.18.

Currently, the location is general planned Rural Density Residential which allows 3.59 units per acre. We wish to have 22 units per acre and therefore will require a general plan amendment to Medium Density Residential which allows 25.49 per acre. To keep the zoning consistent with the requested general plan amendment we are also requesting the zoning be changed from R-E (Residence Estate) to R-3 (Medium Density Residential).

Additionally, since the proposed location is adjacent to single family residential, a variance to allow multi-family residential is requested.

If you have any questions, please contact me or my assistant Shawn Schrott.

Very truly yours,


Jay H. Brown

JHB:ss

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