



GREATER
NEVADA
PLANNING
INC.

- Zoning, Planning, Building & Land Use
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June 26, 2006

City of Las Vegas
Planning & Development
741 S. Fourth St.
Las Vegas, NV 89101


SUBJECT: JUSTIFICATION LETTER -- General Plan Amendment, Zone Change, Site Design Review and Variances

The name of this proposal is: **Harris / Mc Knight Corner**

1. This land use application will produce an environment of stable and desirable character consistent with the objectives of Title 19 and the General Plan due to the area in which it will service.
2. The purpose is to make the necessary applications to allow for a zone change from R-E to R-3. To properly affect this we hereby apply for a general plan amendment from L to M. We will develop this property to consist of two 4-plex units to be of a town house design.
3. The total gross acreage for this site is 0.38 acres. The APN is 139-25-410-0217.
4. The General Plan surrounding this project is "L", excepting Public to the north.
5. We are asking for a variance for building set-back requirements of the rear from 20' to 10'-6" and the front from 20' to 11'-6". In addition we would ask for a proximity slope variance as our buildings are 22' in height.
6. All studies necessary to bring this application forward are to the current code will be conducted.

If I can be of any additional assistance in any of this at any time, please do not hesitate to call me at 596-7400 (or 277-3733).

Sincerely,



Mark Sabraw

**GPA-13885 ZON-13889
VAR-13888 SDR-13886
08/10/06 PC REVISED**