



Land Use Consultants

- Zoning, Planning, Building & Land Use
- Variances, Conditional Use Permits & Waivers
- Permit Tracking
- Property Analysis & Feasibility Studies
- Business, Gaming & Liquor Licensing
- Development Services

February 16, 2007

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

Subject: Justification Letter--- General Plan Amendment, Zone Change & Site Design Review

The Name of this Proposal is: Harris and McKnight 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 serve.
2. The purpose is to make 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 six units in townhouse style.
3. The total gross acreage for this site is 0.38 acres.
4. All studies necessary to bring this application forward are to the current code.
5. The APN is: 139-25-410-017

If you have any further questions do not hesitate to call at 702-312-2435. Thank you.

Sincerely,

A handwritten signature in cursive script that reads 'Sandra Montgomery'.

Sandra Montgomery
Associate Planner

ZON-13889
VAR-13888
SDR-13886
04-04-07 CC

