



G. C. WALLACE COMPANIES
ENGINEERS | PLANNERS | SURVEYORS

G. C. WALLACE, INC.
G.C. WALLACE OF CALIFORNIA, INC.
G.C. WALLACE HOLDINGS, INC.

Writer's Contact Information:

471.300.100

May 26, 2006

**Revised as of June 7, 2006 to add two parcels to Zoning Application*

City of Las Vegas
Planning Department
731 South 4th Street
Las Vegas, Nevada 89101

RE: Horse & Coke - Justification Letter for a Rezoning, Variance and Site Development Plan Review

Gentlemen:

On behalf of our client, William Lyon Homes, G. C. Wallace, Inc. is pleased to submit the subject applications for a Zone Change, Variance and Site Development Plan Review. These applications are requested in order to rezone and develop a 49-lot single-family residential subdivision on 24.8 acres located north and south of Horse Drive and west of Coke Street. With the City's recent approval of ANX-11001 encompassing approximately 18.9 acres of the project's 24.8 acres, the applicant wishes to incorporate this area into the development that the City approved under ZON-9926 for R-PD2 zoning (APN-125-09-702-001 and -002).

The parcels specifically requiring rezoning are as follows:

- APN: 125-09-602-004
- 125-09-702-001*
- 125-09-702-002*
- 125-09-702-003
- 125-09-704-001

The Variance and Site Development plan review will encompass the following

- APNS: 125-09-602-004
- 125-09-702-001, -002, -003
- 125-09-704-001

The Rezoning application is being submitted to change the existing zoning of 18.9 acres from RE/ U (RNP) to R-PD2. R-PD2 matches the existing zoning under ZON 9926 and the previously contemplated project approved by Clark County, prior to annexation. R-PD2 will allow the flexibility to create an innovative residential design with a clear sense of community. The combination of the development shown on this application with the parcels previously zoned R-

ZON-13854

09/07/06 PC

PD2 under ZON-9926, will create a harmonious planned community with an overall density of less than 2 dwellings per acre. These low-density residential units located on large lots will convey a rural environment that is compatible with the surrounding Residential Estates and RPD-3 zoning in the immediate neighborhood.

The Variance and Site Development Plan Review applications are being submitted to demonstrate that this development is consistent with the General Plan and Standards and all other regulations, plans and policies of the City. This plan shows a development that will contribute to the long-term attractiveness of the City, will help supply economic vitality to the community by ensuring compatibility with the immediate area, and ensure the safety, health and general welfare of the public. The proposed site plan shows a community-oriented development that fits well into the existing rural setting. Due to the size of the lots, and the project's proximity to Floyd Lamb State Park, there is ample room and opportunity for active and passive recreation; therefore, we believe that the need for useable open within this development is simply not warranted. The City's requirement for useable open space is more appropriate in high-density developments. Therefore, we respectfully request a waiver from the open space requirements in exchange for payment of open space fees.

The overall planning area associated with these applications is 24.8 gross acres and the anticipated 49-single family residential lots would yield a density of 1.98 dwellings per acre. This density is consistent with existing City Policies and regulations and is similar to the conceptual site plans that William Lyon Homes and the previous owner have been informally discussing with the City over the last 12 months.

The following items are enclosed herewith, to assist you in your evaluation of this request:

Rezoning Application

Pre-application Conference Check list
Application & Disclosure signed by the Owner/Developer
1 Deed & Legal Description
Justification Letter
Filing Fees in the amount of \$1000.00
Assessors Parcel Maps
25 copies of the Site Plan (1 rolled)
1 reduced copy of Site Plan

Variance Application

Pre-application Conference Check list
Application & Disclosure signed by the Owner/Developer