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May 1, 2007

RE: Justification Letter - Rezoning - APN 140-29-510-017, 018
Multi-family complex @ Owens & Nellis

The applicant is requesting a Rezoning from R-2 to R-3 to construct a multi-family complex consisting of 32 dwelling units on 1.97 gross acres located on the South side of Owens Avenue approximately 400 feet West of Nellis Boulevard. The overall density of the project is at 16.2 du/ac. The General Plan designates this property as Medium density residential thus the proposed project conforms to the General Plan. The property to the West is presently developed as an existing multi-family residential project and is zoned R-3. The adjacent property to the East is vacant and zoned R-2 and is also master planned for medium Density Residential. The property farther to the East is zoned C-2 and developed as a commercial property. To the South are existing single family residential uses zoned R-E. To the North across Owens Avenue, a 100' wide major street, are existing multi-family uses located within unincorporated Clark County zoned R-3, a single family residence in an R-E zone and a C-2 commercial use at the intersection of Owens and Nellis.

This proposed multi-family project will be the first new development to be constructed in this area in over twenty years. R-3 zoning is both appropriate and compatible in the area and the proposed project is compatible to its surrounding environs. The project will help revitalize this area and breath new life into this older neighborhood by attracting similar new developments.

SINCERELY



John Vornsand, AICP

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SDR-22674 07/12/07 PC

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