

August 28, 2007

City of Las Vegas
Development Services Center
731 South Fourth Street
Las Vegas, NV 89101

**RE: 6825 W OAKLEY BLVD
JUSTIFICATION LETTER – General Plan Amendment
APN #163-02-310-002,163-02-310-001,163-02-310-003**

To Whom It May Concern:

We are requesting a General Plan Amendment to convert existing residences from R to O. We have considered the following in making our request that

- The density and intensity of the proposed General Plan Amendment is compatible with the existing adjacent land use designations;
- The zoning designations allowed by the proposed amendment will be compatible with the existing adjacent land uses or zoning districts;
- There are adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed General Plan designation
- The adjacent two parcels are also submitting for the re-zone as these three parcels are adjacent to service commercial
- Extremely high traffic counts as traffic backs up heading west on Oakey from Rainbow to Casa Vista Drive
- There will not be any parking at the rear of the buildings
- Access to the existing adjacent R-E zoned properties are accessed through Casa Vista Dr., Redwood St., and Sierra Trail
- Oakey has become a popular alternate route for east – west travel in lieu of travel on Charleston Blvd. or Sahara Ave.
- Additionally, there is an existing bus stop in front of the adjacent property
- This stretch of Oakey has become too dangerous for residential use as a high traffic count and excessive speed are unsafe for a family to safely use the front yard.
- These lots are in the Rural Preservation Overlay district. We are aware of this and we are not changing as we are not creating a greater density.

Thank you for your consideration in this matter. Should you have any further questions or require additional information, please contact me at (702) 498-4443.

Sincerely,
Brian J. Horner



**GPA-24245 ZON-24256
SDR-24246 10/11/07 PC**

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