



ENGINEERS PLANNERS SURVEYORS

G. C. WALLACE, INC.

398-A204A

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Writer's Contact Information:

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Ms. Margo Wheeler, Director
City of Las Vegas
Planning and Development Department
731 S. Fourth St.
Las Vegas, NV 89101

**Re: Iron Mountain and Bradley Residential Development
Justification Letter for General Plan Amendment, Re-zoning, and Site Development
Plan Review
APNs: 125-01-402-001 through 008**

Dear Ms. Wheeler:

This letter is submitted as justification for applications for a General Plan Amendment, Rezoning, and Site Development Plan Review for the above listed properties. The parcels are located in Ward 6, on the north side of Iron Mountain Rd., an 80 foot wide secondary collector, and on the west side of Bradley Rd., a 60 foot wide roadway. The surrounding area is primarily single-family residential to the west and south, with property designated for public facilities to the north and east.

In reviewing the land uses within the area it is our belief that additional residential development at a density similar to that already existing is a proper use of the land. The subject property is currently designated Desert Rural, which abuts Rural to the west and Low to the south. The applicant is requesting Low, and is proposing a density of 3.91 du/gross acre. The zone change request is from R-E to R-PD4, which is compatible with the R-PD3 to the west and R-PD4 to the south.

The site plan has been designed to minimize impacts on adjacent properties. No new through streets are proposed, and Honeycreek Ave., which services two undeveloped one-acre lots will be cul-de-saced so that traffic from the proposed subdivision will not pass in front of them. No waivers are being requested with this application. Open space has been designed to meet City requirements.


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As the applicant's representative on these applications, we will be happy to provide any additional information you may require or respond to any questions you may have. Thank you for your consideration.

Very truly yours,

G. C. WALLACE, INC.


Josh Johnson, PE
Project Manager

JJ/kal

Enclosures

c: Mohammed Pashmforoosh, Javad Enterprises
Bob Genzer, Genzer Consulting

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