



February 13, 2007

Mr. Doug Rankin, AICP
Planning Manager
City of Las Vegas
Planning and Development Department
731 South 4th Street
Las Vegas, NV 89101

SUBJECT: JUSTIFICATION LETTER FOR A GENERAL PLAN AMENDMENT TO THE CENTENNIAL HILLS SECTOR PLAN FROM PLANNED COMMUNITY DISTRICT (PCD) TO HIGH (H) ON 5 ACRES LOCATED ON THE WEST SIDE OF SHAUMBER ROAD 330 FEET NORTH OF TROPICAL PARKWAY (APN 126-25-201-002)

Dear Doug:

My office represents the applicant in the above mentioned request to amend the Centennial Hills Sector Plan from PCD to H.

There are four criteria that must be affirmed in the granting of a General Plan Amendment pursuant to Title 19.18.030. Our responses to these four criteria are as follows:

- 1. The density and intensity of the proposed General Plan Amendment is compatible with the existing adjacent land uses or zoning districts.**

To the east is the right of way for the Clark County 215 (Beltway) and to the north, south, and west is a BLM parcel that is designated Public Facility. Further to the northwest is a 15 site that is zoned R-4. The closest developed single family is located to the east across 330' Beltway right of way.

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2. **The zoning designations allowed by the proposed amendment will be compatible with the existing adjacent land uses or zoning districts.**

The H land use category only permits residential zoning districts which are compatible with the area.

3. **There are adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed General Plan Amendment.**

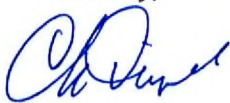
The site is located just south of the Cliff's Edge Master Planned Community and roads and utilities will be extended to service the site at time of development. The site is adjacent to a proposed park and will provide all required on-site open space at time of development.

4. **The proposed amendment conforms to other applicable adopted plans and policies.**

Program B.3.2 requires that multi-family sites be located along major transportation roadways. The subject site is located along Shaumber Road and the Beltway.

Should any further information be desired feel free to contact me at 702-242-4949. Thank you for your time and dedication with respect to this project.

Sincerely,



CHRIS DINGELL, AICP
PLANNING COORDINATOR

