

Triton

Engineering

April 23, 2008

City of Las Vegas
Development Services Center
731 S. Fourth Street
Las Vegas, NV 89102

**Reference: Extension of Time for Re-zoning
ZON-12235
APN # 125-24-503-001; 002; 004
125-24-503-008; 009; 011; 017**

To Whom It May Concern:

On behalf of our client, Pay Dirt Development & Investment, LLC, we respectfully submit this letter of justification for a Zone Change request for a proposed 64 lot single family project called "Donald Gardens".

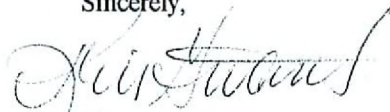
The applicant is requesting that the zoning on this parcel be changed from R-E to R-1 for a proposed 64 lot single-family residential development on 12.90 acres (4.96 d/ua).

Pay Dirt Development & Investment, LLC believes that requesting a R-1 zoning will compliment the area and would be consistent with the zoning that is currently surrounding the subject parcels.

We believe that the addition of single family homes at this location will increase traffic slightly, but any traffic concerns will be addressed either by submittal of a traffic study or through a traffic mitigation agreement.

Please place the attached request on the Planning Commission agenda. If you have any questions or require additional information, please contact me at 254-1480.

Sincerely,



Kris Givant
Project Coordinator

**EOT-27874
06-04-08 CC**