



DWYER ENGINEERING, INC.

CIVIL ENGINEERS, LAND SURVEYORS, WATER RIGHTS, LAND USE PLANNING

March 9, 2009

City of Las Vegas Planning & Development
Development Services Center
731 S. Fourth
Las Vegas, NV 89106

RE: Zone Change Request
Justification Letter
APN: 138-04-404-016

Dear Sirs:

The applicant formally requests the approval of a Zone Change for the above referenced project located at the southeast corner of Florine Avenue and Tomsik Street.

The property is currently zoned R-E. The areas around this parcel are currently zoned R-PD or R-1 within the City of Las Vegas boundary. The parcel is 1.08 acres in size and will be developed into four (4) lots of 11,700 square feet each. This size is above the R-D zoning requirement of 11,000 square feet minimum. Most of the parcels inside the City of Las Vegas boundary in this area fit the R-D or R-1 zoning criteria. The reason for the request to R-1 zoning and not R-D zoning is because the current parcel cannot fulfill the density requirement (3.5 units per acre) for R-D zoning. The request to R-1 zoning is the next available zoning designation. With this R-1 zoning designation the applicant is still planning to develop four R-D size lots.

A Zone Change to R-1 would be an appropriate zoning use for this parcel and we request approval.

Sincerely,
DWYER ENGINEERING, INC.

Thomas L. Hellums, P.L.S., W.R.S.
Principal

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