



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: General Plan Amendment
Justification Letter
APN: 138-04-404-016

Dear Sirs:

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

The property is currently designated as a rural neighborhood preservation district but half of the property located within the one thousand foot radius has low density designation. The proposed amendment to low density will allow four (4) lots on this 1.08 acre parcel, which is compatible with the surrounding properties. These four lots will be 11,700 square feet each which is above the R-D zoning minimum lot size (11,000 square feet).

This particular parcel was recently annexed into the City of Las Vegas and carried its' County zoning designation with it. This area of the City is currently surrounded on three sides by Low Density Zoning so it would be an appropriate parcel to be amended to Low Density Residential.

We request approval of this General Plan Amendment.

Sincerely,
DWYER ENGINEERING, INC.

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

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