

March 22, 2011

City of Las Vegas Department of Planning
333 North Rancho Drive – 1st Floor
Las Vegas, Nevada 89106

Attn: Flinn Fagg, AICP
Acting Director

Subject: Annexation Gilcrease Nature Sanctuary
Southeast Corner of Racel Road and Al Carrison Street
APN 125-09-401-010/018/019

Dear Mr. Fagg:

This Justification Letter requests that the City of Las Vegas approve the Annexation application for the Gilcrease Nature Sanctuary. The site is located south of Racel Road and east of Al Carrison Street, and is currently under the jurisdiction of Clark County. The areas north and south of the site and within one parcel east and west are within the jurisdiction of the City of Las Vegas. The applicant is planning to significantly improve the site by renovating its existing facilities and expanding the compound further east. The annexation process will have a positive impact on the design and construction process and the surrounding community.

The current primary use is a bird sanctuary for a large number of animals that are housed on site. Over the years the sanctuary has obtained most of the birds from homes who have donated animals to the site or in some unfortunate cases abandon and have been found by local organizations. In addition, the property also provides space for other animals, such as deer, emus, mules, donkeys, turtles, and other animals. The Gilcrease Nature Sanctuary, a no kill operation, has a deep vested interest in educating the public on the proper care and treatment of these animals. The facility has been in operation for over 30 years offering tours for school age children, boy scouts, and other social groups. The proposed Master Plan will expand the existing compound to the entire 8 acre site that will accommodate additional animals and expand the variety of animals.

Currently, there is no existing City of Las Vegas Zoning Districts under Title 19 that specifically addresses the land use that is currently operating on the site.

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The closest zoning districts are R-A Ranch Acres District, low density residential units located on large lots and conveying a rural environment, and C-V, which is intended for public and quasi-public uses, and maybe operated or controlled by any civic or service organization.

The applicant requests that all three parcels be annexed into the City of Las Vegas for the justifications given above. If you have any questions or need additional information, please contact me at (702) 219-5785.

Sincerely,



Joe Alvin Haun, PE, MSE

Owner

www.HauntecEng.com

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