

November 1, 2005

Mr. Tom Perrigo, Planning Manager
City of Las Vegas
Planning and Development Department
731 South 4th Street
Las Vegas, NV 89101



SUBJECT: JUSTIFICATION LETTER FOR RE-ZONING FROM U(PCD), U(PF), U(SC) AND R-E TO TD (TRADITIONAL DEVELOPMENT), INCLUDING THE MASTER DESIGN GUIDELINES FOR A 1,712 ACRE MASTER PLANNED COMMUNITY (KYLE CANYON) LOCATED IN WARD 6 (APN'S: 125-06-001-001; 125-06-001-002; 125-06-002-001; 125-06-002-002; 125-06-002-003; 125-06-002-009; 125-07-101-001; 125-07-101-002; 125-07-201-001; 125-07-201-002; 125-07-301-001; 125-07-301-002; 125-07-401-001; 125-07-401-002; 125-07-501-001; 125-07-602-001; 125-07-602-002; AND 126-12-000-001)

Dear Tom:

My office represents the applicant in the above mentioned request which will accommodate a 1,712 acre mixed-use Master Planned Community within the City of Las Vegas' Centennial Hills Sector Plan area.

The majority of the areas within the boundary of this request are currently planned PCD (Planned Community Development) in the Centennial Hills Sector Plan. The City is processing a General Plan Amendment to take all of the area from PF (Public Facility), SC (Service Commercial) and PCD (Planned Community Development) to TND (Traditional Neighborhood District) which will make this Rezoning request conforming.

The Kyle Canyon Master Plan and its accompanying Design Guidelines reflect the objectives as set forth in the TD (Traditional Development) Zoning District of Title 19 of the City Municipal Code.

The applicant's objective in submitting this request is to provide the framework for the orderly development of roughly 1,712 acres that are harmonious and beneficial to the City of Las Vegas. The Plan, when developed, will provide a variety of housing types and employment opportunities which will further benefit the City and its current and future residents. In addition, the development of this Plan will avoid the premature or

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inappropriate development of uses that could occur if this area were to develop in a piecemeal fashion.

Furthermore, the Plan's Design guidelines will ensure quality, visual continuity, and consistency of design that reflect the specific circumstances of the site. We are confident that this Plan will result in a Master Planned Community that is unique to the Las Vegas Valley and one in which others will look to for inspiration for future developments.

Should any further information be desired, feel free to contact me at 702-395-3154. Thank you for your time and dedication with respect to this project. Your consideration of this request is greatly appreciated

Sincerely,



JOEL V. MCCULLOCH
PLANNING COORDINATOR



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