



RAH1305

March 28, 2013

Steve Swanton, Senior Planner
City of Las Vegas
Planning and Development
333 S. Rancho Drive
Las Vegas, NV 89101

SUBJECT: Justification Letter for a Zone Change for Iron Mountain/Bradley (APN 125-01-402-020)

Slater Hanifan Group, on behalf of the applicant, Richmond American Homes, respectfully submits this justification letter in support of a conforming zone change on the subject site.

The site is located northeast of the intersection of Iron Mountain Road and Leon Avenue. The Assessor's Parcel Number is 125-01-402-020 and contains approximately 11.44 net acres. The accompanying site plan includes 50 residential lots, which results in a density of 4.37 du/ac.

The current zoning of the project site is R-PD4, Residential Planned Development District. The proposed zoning will be R-1. This request is in conformance with the City of Las Vegas future land use designation of Low (L) which allows up to 5.49 du/ac.

Accompanying Tentative Map, Variance, and Vacation applications will be submitted to be heard once the Zone Change is approved at City Council.

Thank you for considering this application. Please contact me at 284-5300 if you have any questions regarding this application.

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City of Las Vegas
Department of Planning

Iron Mountain/Bradley
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Slater Hanifan Group, Inc.



Todd Steadham, PE
Associate

Cc:

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