



RAH1009.001

December 26, 2013

City of Las Vegas
Planning and Development
333 S. Rancho Drive
Las Vegas, NV 89101

SUBJECT: Justification Letter for a Tentative Map, General Plan Amendment and Zone Change for Deer Springs 5 (5.07 gross acres)

Slater Hanifan Group, on behalf of the applicant, Richmond American Homes, respectfully submits this justification letter in support of a General Plan Amendment (GPA), Zone Change (ZC) application, Variance (VAR) and a Tentative Map (TM) for the subject development.

The site is located at Deer Springs Way and just west of Grand Canyon Drive. The Assessor's Parcel Number is 125-19-601-008. The parcel is approximately 5 gross acres.

The purpose of the GPA request is to revise the General Plan from *Undeveloped Rural* to *Medium-Low* which would allow up to 8.49 dwelling units per gross acre (du/ac). The zoning request would be to change from Undeveloped to Residential Compact Lot (R-CL).

The accompanying site plan includes 21 residential lots on the 5 acres, which is 4.14 du/ac. The minimum lot square footage would be 6,000 with a minimum lot width of 60 feet.

The proposed development is consistent with or lower than some of the immediate neighboring developments. For comparison of the adjacent developments densities, the development to the immediate west has a density of 3.5 du/ac (RPD-4). The development to the east has a density of 5.5 du/ac (RPD-5). The development to the north has a density of 3.5 du/ac (RPD-3). The development to the south is 4.2 du/ac (RPD-4).

The proposed land use designation and zoning are consistent with the zoning in the immediate area and consistent with the densities throughout the Town Center Planning Area.

It is acknowledged if the zone change is approved to R-CL, that the maximum density would be 8.49 dwelling units per acre. As a part of this application, the applicant is willing to accept a condition of the zoning approval to cap the unit count to 21 residential lots.

The Variance is to allow a reduction in the connectivity ratio from the required ratio of 1.3 to a reduced ratio of 1.0. The site is improved on all sides, so flexibility to add additional entrances or road connections is limited.

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

Sincerely,

Slater Hanifan Group, Inc.



Angela Pinley, P.E.
Project Engineer

Cc: Brian Walsh, Richmond American Homes
Todd Steadham, Slater Hanifan Group
Chelsea Peltier, Slater Hanifan Group