

## JUSTIFICATION LETTER

**To: City of Las Vegas Planning Staff**

**From: Ron Portaro, Representative for NVRE, LLC  
APN 126-24-401-024**

**Re: Re-zoning**

**Date: 03-05-14**

As representative for NVRE, LLC, I am requesting that the zoning designation be changed from the current designation of U(RNP) to PD.

**Parcel APN: APN 126-24-401-024**

**Parcel Acreage:** The property is approximately 2.5 gross acres and is pie-shaped in nature.

**Parcel Borders:**

- The south and east borders of the property are combined in curve which is adjacent to the C.C. 215 highway and runs approximately 680 feet.
- The north border of the parcel is adjacent to a City of Las Vegas parcel, APN 126-24-401-006 and runs approximately 320 feet.
- The west border is adjacent to a City of Las Vegas parcel, APN 126-24-410-003 and runs approximately 590 feet.

The C.C. 215 highway is the complete neighboring border to the east and south and titled as a public right-of-way and as a result, there are no residential, industrial, or commercially zoned parcels adjacent to the east and south of the subject parcel.

**Intended Use upon annexation:** The parcel's intended use is for future residential development.

**Support of the City of Las Vegas Regulations and Policies.**

- The intent of the current property owner is for future development consistent with planning guidelines and policies of the City of Las Vegas and the Cliff's Edge Plan.

Please contact me should you have any questions.

Sincerely,



Ron Portaro,  
For NVRE, LLC 702-610-1919

RECEIVED

MAY 05 2014

Dept of Planning  
City of Las Vegas

ZON-53192