

JUSTIFICATION LETTER

To: City of Las Vegas Planning Staff

From: Levi Parker, Representative for PRECEDENT PROPERTIES, LLC
APN# 125-24-602-017

Re: Re-zoning

Date: 03-17-2015

As representative for PRECEDENT PROPERTIES, LLC, I am requesting that the zoning designation be changed from the current designation of (RE) to (R-1).

Parcel APN: APN 125-24-602-017

Parcel Acreage: The property is approximately 2.03 gross acres and is square-shaped in nature.

Parcel Borders:

- The Southern property line borders along the frontage road West Deer Springs Road and runs approximately 330 feet.
- The Western property line borders adjacent to the residential home of 5150 West Deer Springs Way Las Vegas NV 89131 and runs approximately 330 feet.
- The Northern property line borders adjacent to the residential home of 6832 Thom Las Vegas NV 89131 and runs approximately 330 feet.
- The Eastern property line borders along the frontage road Thom Blvd. and runs approximately 330 feet.

Intended Use: The parcel's intended use is for a future residential development.

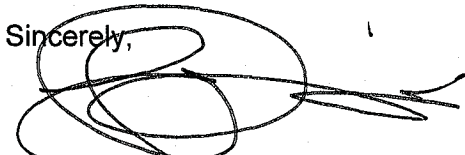
Support of the City of Las Vegas Regulations and Policies.

- The intent of the current property owner is for future development consistent with planning guidelines and policies of the City of Las Vegas general plan.

Please know that this property lies near a 330 ft of Rural Preservation Overlay (RPO) buffer zone. The good cause reason for acceptance is the facts that within this buffer zone there has been many similar properties adjacent to the RPO which have been rezoned to R-1 and no negative effect has been indicated.

Please contact me should you have any questions. Thank you for your time and consideration!

Sincerely,



Levi Parker, for PRECEDENT PROPERTIES, LLC
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ZON-58533 - REVISED

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04/20/15