



March 17, 2016

Planning Manager
City of Las Vegas
Planning & Development
333 North Rancho Drive, 3rd Floor
Las Vegas, NV 89106

Subject: Justification letter for Rezoning and General Plan Amendment on Parcel #125-22-501-001

As representatives of DR HORTON we respectfully Request for a Rezoning and General Plan Amendment for property located on the SE corner of Elkhorn Road and Tenaya Way on parcel's #125-22-501-001, the site is approximately 37.35 acres.

The applicant is requesting that the zoning be changed from U (DR) to R-D on the above mentioned parcel. We would also like to change the general plan amendment on the above mentioned parcel from Desert Rural Density Residential (DR) to Residential (R).

With the following development trends in the area the amendment to the general plan and zone change constitutes a benefit to the City as it allows for continued residential growth as new home sales throughout the valley increase and compatibility with the adjacent residential developments. Therefore, the applicants request for a zone change to R-D conforms to the surrounding area.

If you should have any questions concerning this, please contact either myself or Kelly Wittwer, at Triton Engineering. We thank you in advance for your consideration and approval.

Sincerely,

A handwritten signature in blue ink, appearing to read "Aimee", with a long, sweeping flourish extending to the right.

Aimee Ignatowicz-English
Project Coordinator

GPA-63487 and ZON-63488 - REVISED

PRJ-63442
03/17/16

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