



DRH1230-001

February 21, 2013

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

SUBJECT: Justification Letter for a General Plan Amendment and Zone Change Request for Dorrell/Hualapai West.

Slater Hanifan Group, on behalf of the applicant, D.R. Horton, respectfully submits this justification letter in support of a General Plan Amendment (GPA) and Zone Change (ZON) for the subject site.

The subject site is located at the southeast corner of Hualapai Way and Dorrell Lane. The Assessor's Parcel Numbers are 125-19-201-001 and 003. The parcels are approximately 4.14 gross acres combined.

The purpose of the GPA request is to revise the General Plan from *Rural Density Residential* (R) to *Low Density Residential* (L) which would allow up to 5.49 dwelling units per gross acre (du/ac). The requested zone change would be from Residential Planned Development (R-PD3) to Single Family Residential (R-1).

The proposed development includes 18 single family residential lots on the 4.14 acres, which results in a density of 4.35 dwelling units per acre (du/ac). The minimum lot square footage would be 6,500 with a minimum lot width of 60 feet.

The proposed development would serve as transitional zoning from the properties to the east, which are currently in the County and zoned Rural Estates Residential, from the existing Planned Development District (PD) across Hualapai Way, east of the site, which consists of a higher density, apartment development. The properties to the immediate north and south are undeveloped and located within the County and are currently zoned Rural Estates Residential. The proposed

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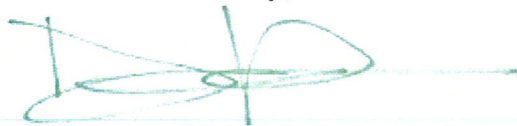
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*Dorrell/Hualapai West GPA/Zone Change Justification letter
February 21, 2013*

development would fit in to the character of the neighborhood in terms of providing a large lot single family subdivision.

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

Slater Hanifan Group, Inc.



Darrin Pappa, P.E.
Project Manager

Cc:
Brad Burns, DR Horton
Matt Stark, DR Horton
Chelsea Peltier, SHG

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Department of Planning

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