

***Baughman & Turner, Inc.***

*Consulting Engineers & Land Surveyors*

1210 Hinson Street  
Las Vegas, Nevada 89102-1604

Phone (702) 870-8771  
Fax (702) 878-2695

January 29, 2025

**City of Las Vegas Community Development**

495 S. Main Street  
Las Vegas, Nevada 89101

**Re: 100473-PMP  
Homes for Hopefuls - APN 125-25-410-021**

To Whom It May Concern,

Please let this letter serve as justification for a conforming zone change for a two (2) lot parcel map on vacant land located about 1200 ft north of the intersection of Ann Road and Rowland Avenue. The 0.96-acre site is comprised of APN 125-25-410-021. This application is requesting a Zone Change from Undeveloped (Rural) (U(R)) to Rural Estates (RE).

The Zone Change is requested because the net square footage of the proposed lots does not quite meet the minimum required square footage. The proposed lots are 19,261 sq ft where the required minimum is 20,000 sq ft. This lot size is due to the required dedication of an additional 12.5 ft of right-of-way along the street frontage. City of Las Vegas Community Development has suggested that a zone change to RE will allow the proposed lot sizes to meet minimum size requirement (18,000 sq ft) and let the parcel map to move forward.

Zoning for the surrounding properties include Residential single Family (RS20) and Residential Planned Development (R-PD2). Allowing the zone change for this property to RE will be consistent with the existing zoning in the area.

The proposed parcel map for residential development is consistent with the existing homes in the area. The approval of this request will not have a negative effect on the neighborhood or surrounding areas.

Should you have any questions or concerns, please feel free to contact me at this office.

Sincerely,

***Baughman & Turner, Inc.***



Dave Turner  
President

**25-0069**  
02/12/2025