



July 15, 2020

Jonathan Boyles, Senior Planner
Department of Planning, City of Las Vegas
333 North Rancho Drive
Las Vegas, NV 89109

Re: APN: 125-19-301-012 – Justification Letter

Dear Mr. Boyles,

On behalf of Philip H Davis and Exit 215 LLC, we are respectfully submitting an area description for a General Plan Amendment and Zone change for the 1.68-acre parcel located at the southside of Inyo Ave, 90 feet west of Bristle Falls St.

Area Description:

The parcel consists of 1.68-acres currently planned DR – Desert Rural Density Residential, and zoned R-E - Residence Estates. Parcel is located at the southside of Inyo Ave, 90 feet west of Bristle Falls St. We are submitting for a General Plan Amendment to M – Medium and Zone change to R-3 Residential Medium Density (18 units per gross acre).

The parcel is bound by properties with planned land use and zoning as follows:

- North: SC Service Commercial, C-1 Limited Commercial
- East: ML Medium-Low Density Residential; R-CL Single Family Compact-Lot
- West: SC Service Commercial, C-1 Limited Commercial
- South: Interstate 215 off ramp at N Hualapai Way, ROW (Right of Way)

The parcel will have access from the residential community to the east off Inyo Ave.

We appreciate your time and consideration of our parcel undergoing this review and amendment. Please reach out with any feedback, questions and or concerns to Brittany Megrath at (702) 858-7792 or via email at bmegrath@msquarecommercial.com.

Respectfully,

Brittany Megrath
Todd Megrath
Philip Davis

20-0102
07/27/2020