

January 19, 2021

CITY OF LAS VEGAS PLANNING AND ZONING
333 North Rancho Drive
Third Floor
Las Vegas, Nevada 89106

***Re: Pre-Application Justification Letter – General Plan Amendment
and Zone Change
C-SWDE348, LLC
APN: 125-03-501-001***

To Whom It May Concern:

This firm represents C-SWDE348, LLC, (the “Applicant”) in the above referenced matter. The proposed project is located on 44.52 acres on Rainbow Boulevard, east of Buffalo Drive (the “Property”). The Property is more particularly described as Assessor’s Parcel Number 125-03-501-001. The Property is zoned Residence Estates District (R-E) with a general plan of Planned Community Residential (PCD). The Applicant is requesting a general plan amendment to Medium Low (ML) and a zone change to Residential Small Lot (R-SL) to allow for a two hundred eighty four (284) lot single family residential subdivision.

Per the City of Las Vegas Development Code, ML allows for up to 8.49 units per acre. The proposed project will have a density of approximately 6.50 units per acre. The minimum lot size required within R-SL developments is 4,500 square feet. Lot sizes for the proposed project will range from 4,500 square feet to 10,743 square feet. Setback requirements within R-SL developments include 1) Front setback of 15 feet (20 feet to garage); 2) side setbacks of 5 feet; 3) corner side setbacks of 15 feet; and 4) rear yard setbacks of 15 feet. The project will meet or exceed all required setbacks. Access to the Property will be provided by two points along Moccasin Drive.

The nearest existing single family development is located over 4,000 feet from the Property and will therefore not create any negative impacts on the surrounding properties.

20-0344
01/20/2021

Thank you in advance for your consideration. Please do not hesitate to let me know if you have any questions or concerns.

Sincerely,

KAEMPFER CROWELL



Bob Gronauer

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01/20/2021