

June 22, 2006

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING & DEVELOPMENT
731 South Fourth Street
Las Vegas, Nevada 89101

Re: Justification Letter – Zone Change – C2 to C1
Town Center Lounge, Town Center Grocer
6050 and 6000 Skypointe Drive
Tax Assessor's Parcel No.: 125-27-201-021

This application is in conjunction with TMP 13798 and is a request to rezone the property from C2 to C1. This application is made at the request of Doug Rankin, planning supervisor. As the property is fully developed with the existing Town Center Lounge tavern and the Town Center Grocer convenience store, it is a technical request that will not physically change the project nor alter the uses that are existing and have been previously approved. The zone change does bring the project in to conformance with the latest General Plan, however, and will allow the tentative map application to move forward.

Otherwise, these plans are consistent with the master plan and with the requirements of City of Las Vegas Zoning Code. We respectfully request your consideration in this matter. If you have any questions or comments, please call.

Sincerely,



JOHN DAVID BURKE, ARCHITECT

ZON-14680
08/10/06 PC