

June 12, 2006

Development Services Center
Planning & Development Dept., City of Las Vegas
731 4th Street
Las Vegas, Nevada

RE: 4301 W. Lake Mead Blvd. (APN 139-19-215-017)

Gentlemen:

Request your consideration for recommendation to the Las Vegas City Council my request for a General Plan Amendment, site plan review, and rezoning for the subject property located at 4301 W. Lake Mead Boulevard, Las Vegas, Nevada 89108. This subject property is currently zoned R3. This subject property and all those along this block would be better suited as PR because they are fronted on an extremely busy highway with lots of noise and fast moving traffic which is a danger to the public health. An R3 zoning is not practical because even more families would be located in this area with the fast moving traffic and noise. PR zoning all along this block would change the character of the neighborhood so that families are not at risk, especially with small children on tricycles, etc.

The property is currently being leased by Darlene V. Moore. She owns a small real estate company (Moore Realty) consisting of six agents. Her office is currently located at 2551 S. Fort Apache, LV, NV 89117. Ms. Moore would like to continue to lease the property if she can operate her small office at my more visible location. Ms. Moore informed me that of her six agents, two are inactive and one lives in California, leaving three active agents that would be working at the subject property. She also informs me that the three remaining agents all have home offices and prefer to work from their homes; however, on occasion it may become necessary to meet a customer at the "office." Ms. Moore and her agents work from home approximately 75 percent of their time. She also has no desire or plans to acquire new agents.


Such a small office requires very little traffic in and out of the subject property and should have an extremely small impact on the neighborhood, especially considering the six lanes of traffic now flowing back and forth on Lake Mead Boulevard. I would like to keep the existing landscaping as it is, but would paint the exterior wall and make overall general improvements in the appearance of the subject property. There is adequate handicap parking and an ADA restroom facility, and there are three parking spaces

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located at the rear of the subject property, which would be driven into from an alley that runs concurrent with Lake Mead Blvd. along the rear of the subject property. This alley would service as a "buffer" to preserve the rights of the existing homeowners, even though I have enclosed letters from the existing homeowners (owners of record) and previous owners of record supporting this request. There would be no change in the existing telephone, electrical and cable accommodations resulting in little or no impact on the existing environment thanks to laptop computers and cellular telephones. My property is located on a corner intersection with Valley Drive. There is currently C2 operating in the neighborhood which could change to any other highest and best use. Directly across the street from my property (eight lanes away) is a wall surrounding current multi-residential properties. Also, immediately behind the existing homeowners on Valley Drive is located a multi-residential complex with frontage on Rancho drive. Less than 300 yards away are the Texas and Fiesta Casinos at Rancho Drive which draw a large volume of foot traffic (as well as vehicle traffic) up and down Lake Mead Blvd. from Decatur to Rancho. Existing residents are accustomed to the large number of people and cars constantly moving about in the area and should experience very little impact if my subject property were zoned PR. I see a trend where commercial development located with frontage on Lake Mead Boulevard West and East are converging on the remaining properties between Jones Blvd. and Rancho Drive.

Again, I would appreciate any support for the necessary petitions required to change my current zoning from R3 to PR. Thank you and your staff for any consideration.

Sincerely,



Michael Watson

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