



August 29, 2006

City of Las Vegas
Planning and Development Department
731 South 4th Street
Las Vegas, Nevada
89101

Dear Ladies/Gentlemen:

Please accept this letter from Wright Engineers on behalf of our client, Sandstone Arches LLC, as the justification for related requests for a General Plan Amendment, a Rezoning and a Site Development Plan Review for development of property at 4600 Rancho Drive (APN#'s 138-02-102-005, 006, 007, 008, 009 and 011).

Our client intends to develop 10 one-story office pads containing a total of 81,240 square feet on the site. The site is currently split from a land use and zoning standpoint and the General Plan Amendment and Rezoning requests are intended to rectify this situation. The two parcels fronting on to Rancho Drive (APN#'s 138-02-102-007 and 009) are currently designated GC (General Commercial), and were zoned C-2 (General Commercial); however, the C-2 zoning on 138-02-102-009 (per ZON-1411) elapsed on February 19, 2005, leaving R-E (Residence Estates) zoning in its place, and the C-2 zoning on 138-02-102-007 (per Z-0049-02) is the subject of an Extension of Time request (EOT-15595) scheduled for the September 20, 2006 City Council agenda.

The intent is to seek a General Plan Amendment from GC (General Commercial) to SC (Service Commercial), and a conforming Rezoning from the R-E and C-2 districts to C-1 (Limited Commercial) on these two parcels, to match the existing land use and zoning on the other four parcels, which are currently designated as SC and are hard zoned as C-1. A Site Development Plan Review for the project is also being submitted. This site plan fully conforms to Title 19 regulations.

This site was the location of a previously approved used car sales lot (SDR-1413) which were approved by Las Vegas City Council on February 19, 2003. The current office project will not require general commercial land use and zoning, and will be more compatible with surrounding residential and office uses than the previous project. The current request is for an attractive, one-story office campus that will compliment the area.

Thank you for your consideration.

Sincerely,

Gary Leobold, AICP
Director of Planning

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