

SUZANA RUTAR, Architect Ltd.,  
A Professional Corporation

October 30, 2006

City of Las Vegas  
Planning & Development  
Current Planning Department  
731 South Fourth Street  
Las Vegas, Nevada 89101


Re: Zone Change Application  
Justification Letter  
@ 801 South 6<sup>th</sup> Street  
APN # 139-34-410-209

To Whom It May Concern:

This letter is a justification letter for the above referenced property. The above referenced .16 acre property is currently zoned R-4 with an existing single-family residence in place. The Owner, Rebecca Burton is in the process of remodeling the existing single-family residence into a 1215 s.f. Law Office. Although the existing residence has an existing Special Use Permit to operate as an office, the CLV Staff is recommending that the property be re-zoned to P-R prior to permitting the remodel. The parking required for an office use is 5 spaces and the site is accommodating/ providing 9 spaces.

Thank you for your consideration of this request. If you have any questions or if you require additional information, please call me at 263-6176.

Sincerely,  
SUZANA RUTAR Architect, Ltd.  
A Professional Corporation

  
Suzana Rutar, AIA, CSI, NCARB  
Principal

1950 E. Warm Springs Road · Las Vegas, Nevada 89119  
Phone: (702) 263-6176 · Fax: (702) 361-2582  
Email: srutar@aol.com

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**01/25/07 PC**