

January 9, 2007

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

RE: APN: 139-35-413-125
Subject: A. General Plan Amendment
B. Zoning Change
C. Site Development Review

Dear Sirs:

The intended use for the property on Spencer Street just north of Charleston is Office Space.

This property currently has a General Plan designation of "L" and a zoning designation of "R-1". We are requesting a general plan amendment to "O" and a zone change to "P-R" for this parcel. This project consists of an existing home that will be converted to an office, which is typical for properties along Charleston and in the surrounding area. We feel this general plan amendment and zone change would be of similar use to that which is currently in the area.

The revised structure is approximately 859 sf and is one story in height. We are proposing to remove the area of the residence on the south side that once was the garage. Four parking spaces will be provided as well as a van accessible space. We will also add landscaping along Spencer as required by Title 19. We are requesting a landscape waiver along the north, west and south property lines due to the site configuration and the location of the existing structure. This project will provide a place of business and opportunity for people to work closer to their own homes which would reduce the need for time consuming commutes.

Please consider this General Plan Amendment, rezoning and site development review request as a positive impact on the City of Las Vegas and the surrounding neighborhood.

Respectfully Submitted,



Kristen G. Neuman, AIA for John Hernandez
APTUS Architecture

**GPA-16294 ZON-16296
SDR-16292
02/08/07 PC**