

February 5, 2007

City Of Las Vegas  
Planning and Development Department

Re: Request of Zone Change for 204 W. Monroe Ave, Las Vegas, APN# 139-27-111-068

To Whom It May Concern:

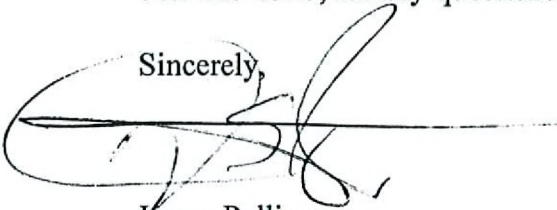
This letter is requesting a zone change for the above property, from zone Commercial (C-2) to Residential (R-4). This property was purchased as a residential, multi-family unit (four-plex), it was repaired as such and appraised as 'Highest and Best Use for Property', is Residential, in a Residential Area.

As a result, without the approval of this request, for the above, and any other similar properties in the area, it is making it almost impossible for anyone to finance, refinance, or receive any improvement loans, if these properties are zoned C-2. These loans are so badly needed to help restore and beautify the properties, in this area.

Consequently, this C-2 zoning is putting a great hardship on me, with regards to refinancing and loan approval, As stated in the above paragraph, I purchase this property as a residential, multi-family unit, in a residential area.

Thank you in advance to your immediate attention to this matter. You may contact me at 702-217-0927, for any questions or concerns.

Sincerely,

A handwritten signature in black ink, appearing to read 'James Pollins', written over a horizontal line.

James Pollins  
Owner

**ZON-19691**  
**03/22/07 PC**