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April 3, 2007

Planning and Development Department  
City of Las Vegas

Re: Request for Zone Change for 210 W. Monroe Ave., Las Vegas, NV APH: 139-27-111-067

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 (3 plex), it was repaired as such and appraised as "Highest and Best Use of 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 to for anyone to finance, refinance or receive 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 purchased this property as a residential , multi-family unit, in a residential area.

Thank you in advance for your immediate attention to this mattter. You may contact me any time at either (702) 301-8253 or (714) 231-1910.

Sincerely, yours,

  
Craig S. Wasserman  
Owner

**ZON-21602**  
**06/14/07 PC**

APR 26 2007