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Planning and Development Department - Current Planning Division
City of Las Vegas Development Services Center
731 South Fourth Street
Las Vegas, Nevada 89101

**RE: REVISED JUSTIFICATION FOR REZONING AND SITE DEVELOPMENT PLAN REVIEW
APPLICATIONS (ZON-17304 & SDR-18676) AND REQUEST FOR VARIANCE APPLICATION
APN's: 139-28-301-020 & 029
Southwest Design**

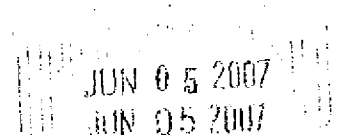
Dear Planning Staff,

The owner of the parcels listed above, VP Properties LLC, respectfully requests the City of Las Vegas to review Rezoning, Site Development Plan Review, and Variance applications on approximately 2.67 gross (2.43 net) acres generally located at the northwest corner of Bonanza Road and Clarkway Drive within ward 5 of the City of Las Vegas. These three applications have been submitted separately and the applicant wishes for the items to be considered together. The applicant is proposing a zone change from C-1 and R-E to C-2 on property within a transitional area of the city. A trash enclosure is proposed, but no habitable buildings are being added to the development at this time.

The existing use of the property is a decorative concrete design and contractor's office with associated parking lot for daytime employees. The present R-E zoned portion of the subject property is primarily being used for parking, which requires a rezoning to a commercial zoning classification. Since the applicant wishes to expand his business operations into the currently residential zoned property, a rezoning to C-2 is required for the allowed use as a landscape/building materials yard. The Site Development Plan Review is requested to establish the use of the property as a landscape/building materials yard. The Variance application is being submitted to allow an existing building to deviate from the residential adjacency standards.

Most abutting and adjacent parcels are zoned for rural residential development, but only two of six abutting parcels are currently being used as inhabited residential dwellings. Properties on and near the Bonanza frontage in this area of town are transitioning from rural residential to commercial and industrial uses. Future plans of the owner are to assemble parcels from the subject area to Clarkway Drive in order to consolidate and combine a larger block that would be attractive for the redevelopment of this area. The applicant has purchased parcel 139-28-301-026, which abuts the proposed zone change's eastern edge and hopes to purchase the remaining parcels once they become available. During the pursuit to compile the larger land area, the owner would like to continue operating his business on the subject parcels with as little expense as possible improving the property in areas that will eventually be removed as a result of the consolidation. The applicant feels that this zone change is appropriate at this time and the proposed land use is consistent with current and planned development along this corridor.

**ZON-17304 SDR-18676
REVISED 07/12/07 PC**



There is chain link fencing on-site between the proposed parking area and the area where materials and tools are stored outside. The applicant has removed the barbed wire atop this fence, but would prefer to have the fencing remain for security reasons.

An 8' high chain link fence surrounds the rear portion of the subject zone change area which comprises a modular office and additional parking. The applicant wishes to keep this chain link fencing due to security concerns as well.

The western portion of Bonanza frontage currently has a chain link fence and entry gate placed at the back-of-sidewalk to screen and access the proposed parking area. The applicant has agreed to move the fence and gate to the required setback for fencing, but prefers to re-use the existing chain link fencing. Although chain link fencing is no longer allowed for new construction in the City of Las Vegas, the fencing placed on-site has already been constructed and the applicant wishes not to bear the burden of additional costs of construction that will ultimately be demolished as a result of redevelopment. Locations where chain link fencing is existing and proposed are indicated on the attached landscape plan by a thick line.

VARIANCE REQUEST

A barn-style building at the rear of the subject zone change request area is a remnant from the previous rural residential use of the property. The building's roof extends to 15.24 from the western property line at its closest point. The building is 18' tall and does not meet the requirements for a commercial building adjacent to a residential zone. The abutting parcel is known locally as the Binion Ranch and appears from all sides to be an uninhabited parcel of land. The building in question is located a distance of approximately 380' from the unoccupied residential structure and over 200' from the nearest building on the Binion property.

The applicant wishes to keep this building in its current state in order to screen landscape and building materials and provide security from theft and vandalism. The building is being used as screening for materials and covered parking. The applicant requests a Variance for residential adjacency standards to allow this existing building to be located a distance of 15' from an abutting residentially zoned property.

Properties surrounding the subject parcels are primarily blighted rural residences or similar land uses to this proposal. Abutting the north edge of the included parcel is a large single-family residential property's rear yard which contains no built structures. Abutting the eastern edge of the subject site are four properties -- an office for a similar trade (now owned by the applicant), a vacant alley/well easement, and two single-family residences. The alley is a 25' wide privately owned easement for the existing well located on the applicant's property to convey water to parcels on the east side of Clarkway Drive. The occupied single family residences abutting the property are adequately screened from the proposed use of the subject property.

This portion of the City's Redevelopment Plan and the surrounding area, especially the Bonanza Road frontage is currently in a trend of development that is shifting from blighted, aging rural single-family residences to land uses of more commercial and industrial nature. Due to the site's surroundings and the existing nature of this area of the City of Las Vegas, the applicant feels that the proposed Rezoning, Site Development Plan Review, and Variance requests are consistent and compatible with current and future development.

If you have any questions, comments, or concerns, please contact the applicant or myself.

Respectfully,



Brent Wilson

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