

Cornucopia Investments, LLC

CORNUCOPIA OFFICE BUILDING – JUSTIFICATION LETTER

December 8, 2007

City of Las Vegas

Planning & Development Department
731 S. Fourth Street
Las Vegas, NV 89101

Ref.: APN # 139-30-501-001

Dear Sir or Madam:

Hereby we request for you to reinstate the C-1 zoning that expired last year 2006. We are requesting again the zone change from R-1 to C-1 for the same project, an attractive, office center project. The two (2) structures are nineteen (19) feet in height with a ground floor area of approximately 9,000 square feet.

Office areas will be divided on approximately three (3) 1,500 square feet units for a total of six (6) units in the entire site. As a result, it will have a low impact on traffic and visitor volume in the area.

Careful consideration has been given to the aesthetics of both building design and landscaping to ensure an attractive presence in the area. The project is designed to provide extensive buffering for the residents of surrounding zones in the form of an 8 feet landscaping setback from the existing boundary which will be planted with a screen of 24 inches box Mondale pines or appropriate equivalent and a 8 feet height wall where adjacent to residential zones. In addition, the building will be situated approximately thirty-nine (39) feet of the boundary wall to provide an additional buffer.

Should you have any questions or require additional information please contact me at (702) 858.8161.

Sincerely,



Lucero Zapata-Paez

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Enclosures

10300 W CHARLESTON BLVD.
SUITE 13-413
LAS VEGAS, NV 89135

ZON-25992
01/24/08 PC