



architecture • interior design

1000 West Flamingo Avenue, Suite 100
Las Vegas, NV 89119

OCT 20 2007

10.23.07
planning & development
development services center
city of las vegas

re: re-zoning
las vegas, nv
apn: 139-34-710-054, 055, 056 and 139-34-810-052

this submittal is to request a re-zoning of the above referenced parcels from r-1 to pr for a proposed office building and parking. the proposed project is a four story office building. the first level of the building will be parking with the remaining three levels occupied by the building owner. In addition to the on site parking, there will be parking located on the fourth parcel referenced above. the proposed use complies with applicable provisions of the development code and will not cause substantial diminution of the value of other properties in the area it is located. public safety, transportation and utility facilities/services will be available to the subject property having no effect on the availability of the same services to existing adjacent development.

please call if you have any questions or need additional information

thank you,

j. david ellertsen

ZON-25678
12/20/07 PC