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February 22, 2008

W.O. 7058

City of Las Vegas
Planning & Development
731 S. 4th Street
Las Vegas, NV 89101

RE: Justification Letter to rezone .58 acres from P-R to O.
APN# 138-24-801-035

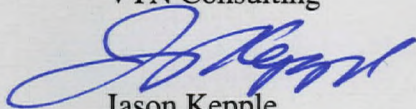
On behalf of the applicant Down Syndrome Organization of Southern Nevada (DSOSN), VTN Consulting respectfully submits this letter and application to rezone approximately .58 +/- acres from (P-R) Professional Office and Parking to (O) Office. The property is located at 5300 W. Vegas Drive.

DSOSN is a non-profit organization that has been serving southern Nevada for over 10 years. The mission of the DSOSN has been to enlighten the public by promoting a positive understanding of Down syndrome in the community, and to be a source of support, information and education for families affected by Down syndrome. The property was purchased in 1997. The property was converted into a social service provider building from an existing home. During this time the applicant was not aware that the zoning would have to be changed from (P-R) to (O). Today DSOSN is in the process of obtaining their business license (Business licenses are not required for non-profit organizations). The zoning issue was brought to their attention at this time. The applicant believes that this request will have minimal impact on the surrounding neighbors considering this use has been established for over 10 years without complaints of the neighbors. Also directly east of this property another social service provider has been established for sometime now.

Should you have any questions or comments please do not hesitate to contact this office at 702-873-7550.

Thank you,

VTN Consulting


Jason Kepple
Planner

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SUP-27077
04/10/08 PC

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FEB 26 2008