

# WJR

## Consulting Services, LLC Land Acquisition & Development Services

July 8, 2008

City of Las Vegas Planning Department  
731 S. Fourth Street  
Las Vegas, NV 89101  
Ph: (702) 229-6301  
Fax: (702) 474-7463

**RE: REQUEST FOR GPA, ZONING, SITE DEVELOPMENT REVIEW, VARIANCE,  
VACATION FOR APN: 138-03-602-009, 010 & 138-62-602-007, 008**

To Whom It May Concern:

We at Ashjian Development, would like to formally request that the subject property be rezoned from R-E (Residential Estate) to Commercial – Business Park / Lt Industrial.

The sole purpose for this request would allow us to proceed with the development of a Proposed Business Park with approximately 66,000SF + Office / Warehouse. Buildings A - F average 12,000SF of Office Space and 51,250SF of Warehouse Space (5,500 Per Unit x 2 Units Per Building) and 6,100SF of Existing Office Space. This Proposed Development will provide a well, needed service to the surrounding area. The items requesting approval are as follows:

- Request to Rezone APN 138-03-602-007, 008 from R-E (Residence Estates) to M (Industrial).
- Request to Rezone APN138-03-602-009, 010 from U (Undeveloped) and R-E (Residence Estates) to C-PB (Planned Business Park).
- Request to amend the General Plan from O (Office) to LI/R (Light Industrial/Research).
- Request for a Variance to allow a 4.62 acre C-PB (Planned Business Park) zoning district where 20 acres is the minimum site area required
- Request to Vacate 60-foot wide portion of Balsam Street approximately 300 feet south of Red Coach Avenue.
- Request for a Waiver to allow a 10-foot landscape buffer on the east property line where 15 feet is required.
- Request for a Waiver to allow a zero-foot landscape buffer along the western and portions of the southern perimeter where eight feet is required.
- Request for an Exception to allow zero parking lot landscape finger Islands where one parking lot finger island with one, 24-inch box tree and four 5 - gallon shrubs are required for every six parking spaces.
- Request for a Variance to reduce the existing building setback at 4515 Balsam Street to 10' from the existing residential to the north where 50' is required.

We respectfully request your approval of this request to rezone the said property as noted above herein. If you have any questions, please feel free to call me at (702) 635-6939

Sincerely,  
**Bill Roberts**  
WJR Consulting Services, LLC  
339 Hollins Hall Street  
Las Vegas, NV 89145  
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Email: [billykingmanaz@yahoo.com](mailto:billykingmanaz@yahoo.com)

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