



Consulting Services, LLC
Land Acquisition & Development Services

June 26, 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, SPECIAL USE PERMIT, SITE DEVELOPMENT
REVIEW, VARIANCE, FOR APN: 138-03-510-011, 012 AND 013 (2.36 ACRES)**

To Whom It May Concern:

We at Azarshah Trust, Azarbayjan Shahram, & Kraft Family LP, would like to formally request that the subject property be rezoned from R-E (Residential Estate) to Commercial.

The sole purpose for this request would allow us to proceed with the development of a proposed Self Storage / RV, which would provide a well, needed service to the surrounding area. We respectfully request your approval of this request to rezone the said property as noted above herein. The Items requesting approval are as follows:

- Request to Rezone from Undeveloped to the C-1 (Limited Commercial) Zoning district.
- Request to amend the General Plan from O (Office) to SC (Service Commercial).
- Request for a Parking Variance to allow 5 parking spaces where 15 is required based on 500+/- Units.
- Request for a Variance to allow a zero-foot setback on the north and south property lines where 10 feet is required.
- Request for a Variance to allow a 10-foot setback on the west property line where Residential Adjacency Standards require 75 feet.
- Request for a Waiver to allow a zero-foot landscape buffer along the north and south property lines where eight feet is required.
- Request for a Waiver to allow a 10-foot landscape buffer on the east property line where 15 feet is required.
- Request for a Special Use Permit to allow for a Boat/RV Storage Facility.
- Request for a Special Use Permit to allow for Mini Storage Facility.

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
Ph: (702) 635-6939
Email: billykingmanaz@yahoo.com



**VAR-28400
REVISED
07/24/08 PC**