

Baughman & Turner, Inc.

Consulting Engineers & Land Surveyors

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August 19, 2008

City of Las Vegas
Planning and Development
731 S. Fourth Street
Las Vegas, Nevada 89101

Re: APNs 162-04-101-010 and 162-04-110-002

To Whom It May Concern,

Please let this letter serve as justification for Re-Zoning on the above-referenced properties. The zoning classification we are requesting is C-1. APN 162-04-101-010 is currently zoned R-1 and APN 162-04-110-002 is zoned P-R. The intention is to join the above-referenced parcels with APN 162-04-110-001 (currently zoned C-1) for the development of a flower shop.

There is C-1 zoning directly adjacent to the west and across Pahor Drive to the east. University Medical Center is across Charleston Blvd. to the north.

We feel this request is consistent with the uses in the area, and the approval of this application will not have a negative effect on the neighborhood or surrounding area.

I hope this addresses the proposed request. Should you have any questions, please feel free to contact me at this office.

Sincerely,
Baughman & Turner, Inc.



David S. Turner
President

DST/aw



ZON-29566
10/09/08 PC