

Baughman & Turner, Inc.

Consulting Engineers & Land Surveyors

1210 HINSON ST.
LAS VEGAS, NEVADA 89102-1604

PHONE (702) 870-8771
FAX (702) 878-2695

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 162-04-110-001 & 002

To Whom It May Concern,

Please let this letter serve as justification for a General Plan Amendment on the above-referenced properties. The current general plan designation is "Office" and the proposed designation is "Service Commercial". The owner is proposing to develop the site as a C-1 use (flower shop). One of the three properties (APN 162-04-110-001) is already zoned C-1.

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

GPA-29565
10/09/08 PC