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September 26, 2008

VIA HAND DELIVERYCity of Las Vegas
Planning & Development Dept.
731 S. Fourth Street
Las Vegas, NV 89101**Re: Justification Letter – Conforming Zone Change
LiveWork, LLC**

To Whom It May Concern:

This office represents the applicant in the above referenced matter. This application is for a conforming zone change on approximately one point seven five (1.75) acres generally located at the intersection of Main Street and Clark Avenue:

139-34-311-001	517 S. Main
139-34-311-002	519 S. Main
139-34-311-003	521 S. Main
139-34-311-007	10 E. Bonneville
139-34-311-008	5 E. Bonneville
139-34-311-009	601 S. Main
139-34-210-007	401 S. Main
139-34-210-008	401 S. Main
139-34-210-009	407 S. Main
139-34-210-010	413 S. Main
139-34-210-014	505 S. Main
139-34-210-015	511 S. Main

The subject site is currently under the general plan designation for Commercial General. The applicant is requesting a conforming zone change from C-M to C-2 consistent with the General Plan designation. The applicant is in the process of preparing and finalizing development plans and will submit a public hearing design review once those plans are complete.

Thank you for your kind consideration of this request. Please call me if you have any questions or concerns. Thank you!



Sincerely,

KUMMER KAEMPFER BONNER RENSHAW & FERRARIO



Tabitha D. Fiddymont



TDF/ap