

December 17, 2008

Ms. Margo Wheeler, Director
Planning and Development Department
731 S. 4th Street
Las Vegas, NV 89101

Ms. Wheeler:

Please accept the enclosed Rezoning application for twenty-eight (28) parcels which are currently owned by the City of Las Vegas. The total area of the subject parcels is approximately five acres of land.

The subject parcels are generally located along 6th and 7th Streets; north of Stewart Avenue. The twenty-eight parcels are identified on the enclosed table and highlighted on the Clark County Assessor's map.

The City of Las Vegas is hereby requesting the rezoning of the subject parcels from the R-4 (High Density Residential) Zone to the C-2 (General Commercial) Zone.

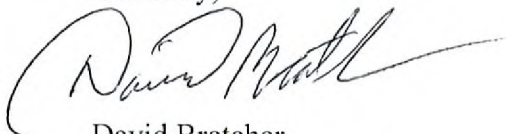
The subject parcels are currently designated as MXU (Mixed-Use) in the General Plan. The rezoning request has been submitted without a Site Development Plan Review.

The request to rezone the subject property is in accordance with Title 19.18.040.K, Rezoning Determinations – Approval:

1. The proposal conforms to the General Plan.
2. The uses which would be allowed on the subject property by approving the rezoning will be compatible with the surrounding zoning districts.
3. Growth and development factors in the community indicate the appropriateness of the rezoning.
4. Street and highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed zoning district.

Thank you in advance for your consideration of this matter. Please contact me if you have any questions regarding this application.

Sincerely,



David Bratcher
Redevelopment Officer



CITY OF LAS VEGAS
REDEVELOPMENT AGENCY

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