

City of Las Vegas Planning Commission
Re: Justification Letter
1318 C Street Las Vegas, Nevada 89106
Rezoning/ Variances

This project before you request the following; (Rezoning)

The current C2 zoning of this property has been apposed by members of this neighborhood at the Jan. 22, 2009 Planning Commission meeting, which has brought to the attention of staff review on the use of this property under its current zoning and has concluded that rezoning this property to residential would be best suited. Marquis Nave property owner has no problem with the rezoning of his property, and wishes planning Commission to approve these requests so he can move forward and rebuild a residence on his property. We believe the residing neighborhood also agrees with the rezoning as spoke at Planning Commission meeting.

This project before you request the following; (Variance)

We are requesting a reduction of rear yard setback on this lot due to small lot size, from current 20'-0" rear setback to a setback of 10'-0". The current building setbacks only allows for a 1200 sq. ft. footprint, this reduction in setback would give a footprint of 1600 sq. ft. of lot coverage, which is still less than 50% of lot coverage, total lot size is 3500 sq. ft. We ask for your approval of this one request for the reduction of rear yard setback.

Thank You, Sincerely
Marquis Nave (property owner)

ZON-33283
02/26/09 PC