

24th September 2010

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

Re: Justification Letter, Extension of Time: 7180 west Azure Dr, Las Vegas.89130
Assessor's Parcel Number – 125-275-03-008

We are requesting an extension of time for the above property P-R zoning. We need it because of architectural issues

The site is located east of Tenaya Way and north of Azure Drive just south of the 1-215 Beltway and east of US-95. Although the proposed site is planned for rural use, immediately west of the site is planned and zoned Town Center (TC). The TC category is described as a General Commercial Planned Development. The equivalent General Plan Categories for the TC designation are Service Commercial, General Commercial, Office, Light Industrial/Research and High Density Residential. TC is described as "a mixed uses employment center development category" created by the intersection of US95 and the proposed beltway systems. Uses include mall facilities or shopping centers and other retail facilities: high density residential uses: planned business: office and industrial park: and recreational uses.

The proposed General Plan Amendment and Rezoning from Rural to Office Professional is the ideal transition from this high density, urban master planned community which is immediately adjacent to the proposed site, and the residential development to the southeast.

Further, the burdens imposed by such a change will be consistent with those imposed by the TC uses as well as the current traffic flow on Tenaya and Azure just south of the Beltway.

The proposed plan amendment and rezoning is compatible with the TC to the east and furthers the goals of the general plan by promoting transitional zoning where appropriate.

Please contact me if you have any questions or concerns.


CHARLES H. SHIELDS

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RECEIVED
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