EMPIRE LAND & DEVELOPMENT

JUSTIFICATION LETTER

December 1, 2008

PROPOSED R-E TO C-1 ZONE CHANGE
APN: 139-28-604-004
ZON-33765

City of Las Vegas Planning & Development Department
RE: Zone Change ZON-33765: R-E Residential Estates to C-1 Limited Commercial: 139-28-604-004

On behalf of the Applicant, Empire Land & Development, LLC thanks you for your assistance with the proposed zone change of APN: 139-28-604-004 ("Property"). Pursuant to City of Las Vegas Planning and Development application requirements regarding zone changes please accept this Justification Letter associated with the zone change application.

The Property is an approximate 0.58 acre vacant lot generally located on the east side of Martin Luther King Blvd approximately 500' north of Washington Ave within the City of Las Vegas Downtown Redevelopment District and part of the West Las Vegas General Plan.

The current zoning is R-E, Residential Estates. The current land use is understood to be TC, Tourist Commercial. The Applicant proposes a zone change to C-1, Limited Commercial. The proposed zoning conforms to the City's land use plans. Further, in the opinion of the Applicant, the current zoning is no longer appropriate given the volume of traffic traveling north and south on Martin Luther King Blvd as well as the City's land use designation.

The Applicant tentatively plans to construct an approximate 6,400 square foot neighborhood retail in-line strip center. This proposed development is consistent with the existing commercial developments immediately adjacent to the north and south of the Property. However, the Applicant proposes to use updated architecture and finishes which will enhance the immediate area. Given the current economic hardships and its impacts to new development, the proposed development provides for a modest amount of beautification within this typically depressed area of the City's Downtown Redevelopment District.

The Applicant respectfully requests that the City of Las Vegas Planning and Development Department consider its application for the zone change of the Property and support its approval. We look forward to working with the Planning and Development Department and the Redevelopment Authority.

Sincerely,

Don Rodriguez
President
Empire Land & Development, LLC

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