EMPIRE LAND & DEVELOPMENT

JUSTIFICATION LETTER

June 12, 2009

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, VAR-34538 (previously VAR-33768), VAR-34539 (previously VAR-33771) and SDR-34540 (previously SDR-33767) : 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"). Following the City of Las Vegas Planning and Zoning Commission Meeting on June 11th, 2009, the applicant made the following revisions:

- Where the previous building square footage was 7,180 square feet, it has been reduced to 6,642 square feet.
- As a result in the reduction of square footage, where the previous parking spaces required was 42 spaces and 1 loading space, the requirement has been reduced to 38 spaces plus 1 loading space.
- Where the total parking spaces provided was 34 spaces plus 1 loading space, it has been increased to 38 spaces plus 1 loading space (as revised the plan now meets parking space requirements).
- Where the previous 1st floor height was 16 feet, it has been reduced to 15 feet.
- Where the previous 2nd floor height was 28 feet, it has been reduced to 26 feet.
- Where the previous front setback was 15 feet, it has been increased to 20 feet.
- Where the trash enclosure was previously located at the northwest corner of the parking lot, it is now located at the southwest corner of the parking lot to allow for easier access. The setback remains in excess of 52 feet from the adjacent residential property line.

The Applicant respectfully requests that the City of Las Vegas Planning and Development Department consider these revisions and applications associated with 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

RECEIVED
JUN 15 2009

1115 Mariposa Way
Boulder City, NV 89005
(702) 540-1867
(702) 442-1880 fax
drodriguez@empire-LD.com

VAR-34538
REVISED
06/25/09 PC