

LAW OFFICE
Jay H. Brown, Ltd.
A PROFESSIONAL CORPORATION
520 SOUTH FOURTH STREET
LAS VEGAS, NEVADA 89101

TELEPHONE (702) 384-5563
FACSIMILE (702) 385-1023
EMAIL: jay@jhbrownltd.com

June 16, 2009

City of Las Vegas Planning and Zoning Department
731 South 4th Street
Las Vegas NV, 89101

RE: General Plan Amendment 162-09-102-002

Dear Mr. Boyles,

On behalf of the applicant, Dr. Kit Weathers, we respectfully request your support for a General Plan Amendment that will return the Land Use on the above mentioned parcel to Light Industrial. The subject property is located within an industrial district generally located south east of the I-15 Sahara interchange. This property has remained vacant since 2007. The attached Land Use map indicates the land use on this parcel was changed from Industrial to Commercial circa 2003. The applicant wishes to return the parcel to the original industrial land use in order to allow for a custodial facility as described in a companion application. The industrial designation will also allow for a pet boarding business.

A two story building exists on the site. The building was previously used as an office and warehouse. The applicant wishes to lease approximately 23,390 square feet on the first floor to house the custodial facility. The second story will remain vacant at this time. A portion of the building and site will be used for a separate pet boarding business which is permitted in the industrial zone. The pet boarding business will occupy a 600 square foot portion of the building in addition to an outdoor play area on the site. The hours of the pet boarding business will be 8:00 AM to 8:00 PM. The pet business is primarily directed to "day care" patrons. However, in order to accommodate a customer's unique needs and schedules, there will be crates for up to six dogs to stay over-night. The building layout does not facilitate interaction between the two uses. These uses are not allowed by right in a commercial district.

The attached land use map delineates that the subject property is the southernmost parcel that was reclassified to commercial. Meanwhile, several surrounding properties maintain the industrial land use. Further, all surrounding properties still hold industrial zoning. Because the subject parcel represents the commercial/industrial boundary, and because the area has not yet transitioned to commercial, this request will have little impact on the area.

Please direct questions and concerns to me at (702) 598-1408.

Sincerely,


Lora Dreja
Land Entitlements
Brown, Brown and Premsrut.

RECEIVED
JUN 16 2009

GPA-34597
REVISED
07/09/09 PC