

June 18, 2010

City of Las Vegas
Planning and Development Department
731 S. 4th Street
Las Vegas, Nevada
89101

RE: APN: 140-30-803-006 and 007
Rezoning Application

Dear Staff:

Our client, Teamsters Union Local 631, owns two contiguous properties immediately to the south of their business offices located at 700 N. Lamb Boulevard. These undeveloped properties are currently unaddressed and are legally described as APN 140-30-803-006 and 007.

The 2.14-acre subject site is currently designated as Service Commercial in the City's General Plan. We wish to apply for a conforming rezoning from R-E (Residence Estates) to C-1 (Limited Commercial). We respectfully request that this rezoning application be considered by Planning Commission on July 29 and by City Council on September 1.

Approval of this rezoning will enable the owners to seek approval of a Site Development Plan Review for a training center on the subject site. This facility would enable the Union to train employees of the companies that employ union workers in the assembly and disassembly of convention center displays and signage. Such a project would be considered as a Trade School per Title 19. This use is a Permitted Use in the C-1 District, and as such would be consistent with the General Plan and with Title 19.

This project will be funded in part by a HUD Economic Development Initiative Grant, and will enable the Union to provide a more effective and efficient training service to its members than is currently provided in leased accommodations across the City. It is a logical and compatible addition to this immediate area, which features a number of labor union offices, such as the Plumbers and Pipefitters, the IBEW and the teamsters, as well as the individual training centers for these unions.

Thank you for your assistance and cooperation in making this quality project a reality.

Respectfully submitted,



Gary Leopold, AICP
Aptus Architecture

Attachments

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