

February 15, 2011

Mr. Flinn Fagg, Acting Director
City of Las Vegas
Planning and Development Department
330 N. Rancho Dr.
Las Vegas, NV 89106

Re: 2324 W. Charleston Blvd.
APN: 139-32-802-032

Dear Mr. Fagg:

This letter is submitted as justification for an application for Rezoning for the above listed property. The parcel is located in Ward 1, on the north side of Charleston Boulevard, a 100 foot wide primary roadway, approximately 330 feet west of Rancho Drive, a 100 foot wide primary roadway. The surrounding area is primarily commercial and office, with the Las Vegas Medical District located east of Rancho Drive. Single-family residential in the rural to low density range is located to the north and south of the commercial properties along Charleston Boulevard.

The request is to change the existing C-D (Designed Commercial) designation to C-1 (Limited Commercial) to allow the applicant greater flexibility in attracting a tenant for the existing office structure on the site. As you are aware, the C-D district was designed to provide standards for the development of light commercial uses along this section of Charleston Boulevard, while acting as a buffer to the adjacent low density residential properties. In this particular case there is no adjacent residential. In fact, while the two adjacent parcels to the east are similarly zoned C-D, the property to the immediate north and west is the site of a long-standing commercial shopping center zoned C-1. To the west of that property are additional C-D parcels that buffer the closest residential to this site, approximately 150 feet west and 100 feet north of the subject parcel. It should also be noted that in the proposed Unified Development Code, the C-D district is to be converted from a zoning district to an overlay district. Lastly, and possibly most importantly, the Rancho/Charleston Study Area Proposed Future Land Use Plan designates the subject property for Service Commercial use.

As the applicants representative for this application I will be happy to provide any additional information you may require or respond to any questions you may have. Thank you for your consideration.

Respectfully,



Robert S Genzer
Genzer Consulting

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