

DREA 357, LLC
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January 31, 2012

Planning and Development Department – Current Planning Division
City of Las Vegas Development Services Center
333 N. Rancho
Las Vegas, NV 89106

RE: JUSTIFICATION FOR REZONING AND GENERAL PLAN AMENDMENT APPLICATIONS
APN's: 139-28-301-020 & 029

DREA 357, LLC

Dear Planning Staff,

The owner of the parcels listed above, Drea 357, LLC, respectfully requests the City of Las Vegas to review Rezoning and General Plan Amendment applications on approximately 2.67 gross (2.43 net) acres generally located at the northwest corner of Bonanza Road and Clarkway Drive within ward 5 of the City of Las Vegas. These two applications have been submitted separately and the applicant wishes for the items to be considered together. The applicant is proposing a zone change from C-2 to CM on property within a transitional area of the city. No habitable buildings are being added to the development at this time.

The General Plan Designation of subject property is MXU, Mixed Use; we're requesting a change to LIIR, Light Industry/Research. The existing Zoning is C-2; General Commercial; we are requesting a change to C-M, Commercial Industrial.

Most abutting and adjacent parcels are zoned for rural residential development, but only two of six abutting parcels are currently being used as inhabited residential dwellings. Properties on and near the Bonanza frontage in this area of town are transitioning from rural residential to commercial and industrial uses. Future plans of the owner are to assemble parcels from the subject area to Clarkway Drive in order to consolidate and combine a larger block that would be attractive for the redevelopment of this area. During the pursuit to compile the larger land area, the owner would like to continue operating his business on the subject parcels with as little expense as possible improving the property in areas that will eventually be removed as a result of the consolidation. The applicant feels that this zone change is appropriate at this time and the proposed land use is consistent with current and planned development along this corridor.

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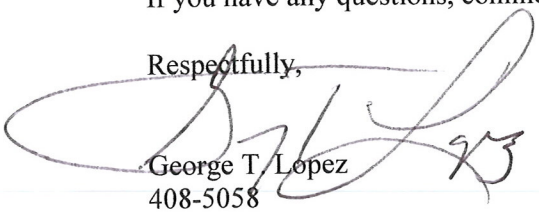
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City of Las Vegas

This portion of the City's Redevelopment Plan and the surrounding area, especially the Bonanza Road frontage is currently in a trend of development that is shifting from blighted, aging rural single-family residences to land uses of more commercial and industrial nature. Due to the site's surroundings and the existing nature of this area of the City of Las Vegas, the applicant feels that the proposed Rezoning, General Plan Review is consistent and compatible with current and future development.

If you have any questions, comments, or concerns, please contact me.

Respectfully,


George T. Lopez
408-5058

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