

DARREN C. PETERSEN INVESTMENT TRUST

7830 Duneville Street

Las Vegas, NV 89139

(702) 734-9393 telephone

(702) 734-1695 facsimile

(702) 236-1802 mobile

dpetersen@visiconlv.com email

March 26, 2013

City of Las Vegas

Department of Planning

333 N. Rancho Dr.

Las Vegas, NV 89106

Attn: Planner

Re: **OPTION 1**

608 South 7th Street

Las Vegas, NV 89101

(APN 139-34-810-002)

Rezoning (ZON): R-1 to P-O

Site Development Plan Review (SDR)

Variance (VAR): Minimum Lot Width (ref. Title 19.08.050)

Variance (VAR): Parking (ref. Title 19.08.110)

Sir/Madam:

This letter shall serve as justification to consider a Zone Change from R-1 (Single Family Residential District) to P-O (Professional Office) regarding the above-referenced property. In consideration of the proposed Zone Change, the following factors should be considered:

1. The proposed Zone Change conforms to the General Plan (MXU).
2. The office use which would be allowed on the above-referenced property by approving the Zone Change will be compatible with the surrounding land uses and zoning districts.
3. Growth and development factors in the downtown area indicate an appropriateness of the Zone Change.
4. The streets and alleys providing access to the above-referenced property are adequate in size to meet the requirements of the Zone Change.

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ZON-48835 VAR-48833

VAR-48834 SDR-48832

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In addition to the above factors, the following details apply to the proposed Zone Change:

1. The number of employees which would occupy the office use is currently four (4) full-time and no part-time employees.
2. The hours of operation would typically be 9:00 am to 5:00 pm, Monday thru Friday.
3. ~~The required state licenses specific to the office use would be Real Estate Brokerage.~~

Furthermore, a Variance is required to allow a reduction in the minimum lot width to fifty feet (50') where sixty feet (60') is the minimum. This request is consistent with the surrounding land uses and zoning districts.

Moreover, a Variance is required to allow an Off-street parking stall (in this case a handicap parking stall) to be situated whereby allowing the motor vehicle to back onto a public street (South 7th Street). This request is consistent with the surrounding land uses and zoning districts. Moreover, the property has been using the existing curb-cut as a driveway since 1940 whereby backing onto South 7th Street (a 25 mph posted limit) without any problems or issues.

Lastly, an exception is required along the North and South property lines to allow no landscape materials where normally more intense landscape materials are required.

Please do not hesitate to contact this office should you need additional information. Thank you.

Sincerely,

Darren C. Petersen Investment Trust

Darren C. Petersen
Trustee

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