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July 31, 2013

City of Las Vegas
Department of Planning
500 Grand Central Parkway
Las Vegas, NV 89155

RE: Letter of Justification

Zone Change Request from undeveloped (U) to C-2 at the SEC Charleston Boulevard and Lindell Road APN(s) 163-01-501-001 and 163-01-501-002.

On behalf of the applicant, Charlie Rah Rah, a Nevada Limited Partnership, JPL Engineering Inc. respectfully request your consideration of the above referenced conforming Zone Change from Undeveloped (U) to C-2. No onsite development is proposed at this time.

The property was previously Zoned C-2, then in 2004 the property was put into escrow and re-zoned to (ML) for use for residential. However the land sale never closed and development stopped. The property is adjacent to C-2 at the corner of Lindell and Charleston RE to the southwest, R1 to the south, and C-1 to the north (directly across Charleston). Adjacent to these properties is generally R-1 and/or RE.

C-2 zoning designation is consistent with the overall zoning along Charleston: the properties on the south side of Charleston between Jones Boulevard and Decatur Boulevard are C-1, C2 or high density residential (R3). These properties are adjacent to RE and R1 properties. On north side of Charleston the zoning is generally C-1, with the exception of entrance to 5800 W, Charleston Blvd, a R-PD15 high density residential property. As on the south side of Charleston, C-1 properties on the north side are generally adjacent to R-1 properties.

At this time we are not submitting a site plan, it will be submitted in future date. The proposed project would be a retail commercial development and will meet Zoning and General Plan standards and requirements.

The proposed Zone Change is consistent with overall land and existing development along Charleston. This ZC creates no adverse impacts to the adjacent properties.

ZON-50839

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