

June 25, 2014

Mr. Flinn Fagg, AICP, Director
City of Las Vegas Department of Planning
333 N. Rancho Drive
Las Vegas, NV 89106

Re: APN: 125-17-210-448

Dear Mr. Fagg:

This letter is submitted as justification for an application for a Major Modification of the Town Center Land Use Plan. The parcel is located in Ward 6, on the east side of Oso Blanca Road, and northwest of the Durango Drive/US-95 interchange. The adjacent land uses are single family residential and a condominium (apartment) complex on the west side of Oso Blanca. The US-95 southbound off-ramp to Durango Drive bisects the east side of the property.

The existing land use designations for the property are SX-TC (Suburban Mixed Use-Town Center) and SC-TC (Service Commercial-Town Center). The SC-TC portion of the property is severed by and east of the US-95 off-ramp which makes it virtually unusable. The Suburban Mixed Use, which constitutes the usable portion of the property, is characterized as being reflective of suburban development that utilizes vertical and horizontal character elements to maximize employment and housing opportunities in developments with imaginative adjacency standards. In reviewing the current land uses within the area it is our belief that SX-TC was a proper designation for the property had it been developed as part of the single family homes on the west side of Oso Blanca Road, but in its current somewhat triangular configuration of only 1.77 acres it cannot be developed with SX-TC uses and standards.

The applicant is requesting to change the land use plan to GC-TC (General Commercial-Town Center) to allow development of the property with an as yet undetermined commercial use. GC-TC is the designation of the adjacent property to the south, the northern portion of which was approved for a mini-storage facility by the Planning Commission on February 11, 2014 (SDR-52440). Our research has further shown that at one time this relatively small parcel was part of a proposed retail center (SDR-23483) which was approved by the City Council on October 17, 2007, so there is a history of potential commercial use for the property.

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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

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