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May 26, 2016

Via U.S. Mail

Steve Gebeke, Planning Supervisor
City of Las Vegas Department of Planning
333 N. Rancho Drive
Las Vegas, NV 89106

Re: Justification Letter - R-3 Zone Change Request with Variances for Parking
Reduction and Setback Reduction - 519 S. 8th Street, Las Vegas, NV -
Parcel # 139-34-810-054- Buddy N. Quitorio
Our File No. 14029-1

To Whom It May Concern:

Please accept this letter as justification for my clients request to change the current zoning of P-O to R-3 for the property referenced above as well as two requests for Variances one for parking reduction and another for setbacks for rear and side yards. This request comes as a result from a Notice of Violation Case #150020, from the City of Las Vegas Department of Planning (see attached). We have been diligently working with Enforcement Officer, Anthony Kreig to determine the series of events which culminated in a change from the original zoning to the current zoning of P-O. It is our position the zoning was changed without proper notification and our client purchased and has owned the property under the belief it was zoned properly for three apartment dwellings. Upon the last Enforcement site visit, it was determined from the diligent research conducted by Officer Kreig, the location is only allowed two apartment dwellings and, thus, my client is complying with the request to apply for the aforementioned zone change and variances.

We are submitting along with this request, copies of the proposed Site Plan, Floor Plan and existing elevations. The location is surrounded by both single residential, professional uses.

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PRJ-64668
05/31/16

ZON-64861, VAR-64862 and VAR-64864

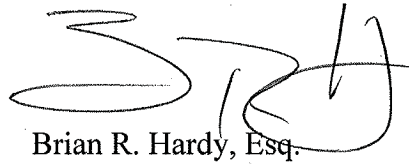
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Steve Gebeke, Planning Supervisor
May 26, 2016
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We believe this location is and has been suitable for the existing use of three apartment dwellings and respectfully request approval for zone change to R-3 as was always intended. As always, please feel free to contact the undersigned directly with any questions or additional items necessary to complete this request.

Sincerely,

MARQUIS AURBACH COFFING

A handwritten signature in black ink, appearing to be "BRH", written over a horizontal line.

Brian R. Hardy, Esq.

BRH:rmw
Enclosures: As stated

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