



Government Affairs & Land Use Consultants • Liquor & Gaming Licensing

August 7, 2024

City of Las Vegas Planning Department
495 S. Main Street
Las Vegas, NV 89110

Re: 5600 Duncan

To Whom It May Concern:

We are respectfully requesting a zoning change from R-E to CM LIR, and a site development plan review—to allow for a demolition company to reside on the property located at APN 138-12-110-033. Our clients are requesting to build an office building and allow for the storage of their work vehicles.

We are requesting two (2) waivers. A waiver for building orientation (see plans). And a second waiver request to allow the bay doors to face the right-of-way

The office building will be used for offices and the storage of company records and office supplies (see area marked "storage" on FP1.

The landscaping will be to code (see LS1), and the design will be harmonious with other structures in the area. We have been in contact with NARA, and they approve of the application as presented herein.

Thank you in advance for your time and attention to this matter.

Respectfully,

Nathaniel Taylor

Nathaniel Taylor
President

Molly Taylor

Molly Taylor
Project Manager

24-0397
08/13/2024