

Baughman & Turner, Inc.
Consulting Engineers & Land Surveyors

1210 Hinson Street
Las Vegas, Nevada 89102-1604

Phone (702) 870-8771
Fax (702) 878-2695

October 4, 2024

City of Las Vegas
Department of Planning
333 North Rancho Drive
Las Vegas, Nevada 89106

Re: Omninet 3300 Sahara LLC – Sahara Business Center
APN 162-05-402-010 & 162-05-402-011

To Whom It May Concern,

Please let this letter serve as justification for a Tentative Map for a One Lot Commercial Subdivision. The mapping will occur on two parcels located on the northwest corner of Sahara Avenue and Spanish Oaks Drive. The property is fully developed.

The site is surrounded by commercial uses (C-1) to the west, east, and south and residential (R-PD6) to the north and partially on the east. Sahara Avenue borders the south property line, and Spanish Oaks Drive borders the east property line.

This property has been fully developed since the early 80's. The owner feels that a one-lot commercial sub-division map will give them the flexibility to carve out portions of the property to sell to future buyers. Approval of the Tentative Map will have no negative impact to the surrounding property owners.

Should you have any questions, please feel free to contact me at this office.

Sincerely,
Baughman & Turner, Inc.

For: 
David Turner
President

DT/jh

24-0569
10/30/2024