

# CHAMPION RESOURCE GROUP, LLC.

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10-8-24

City of Las Vegas  
Department of Community Development  
4701 W. Russell Road  
Las Vegas, NV 89118

Re: Justification Letter

Application # 24-0508-ZON1 for FOD2  
# 24-0508-VAR1 for FOD2  
Entitlements # Rezoning & Variance from R-E to C-2  
General Plan: MXU  
APN: 13928303005

To Whom It May Concern:

We would like to request the rezoning and variance of the above-mentioned parcels from R-E to C-2.

For the justification or reason for the rezoning request is to assist in the continue growth of the Ahern Act-Advance Career Training by expanding the physical location for the Truck driving school area. The City of Las Vegas "General Plan" designation for the parcel is MXU (Mixed Use) which allows C-2 zoning. It also matches the current zoning to of the parcel West.

The variance request is due to the lot size of the parcel 0.32 acres. Because of the general lot size which is 60' wide where 100' minimum is required.

If you have any questions or concerns, please contact me.

We thank you for your time. We would appreciate your consent with this request.

Sincerely,



Mack McKnight  
Applicant for DFA, LLC.

24-0508  
10/08/2024