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September 3, 2020

COMPREHENSIVE PLANNING DEPARTMENT

333 N. Rancho Drive

Third Floor

Las Vegas, Nevada 89106

**Re: Justification Letter – Zone Change
International Asset Managers, Inc.
Jones Boulevard and Charleston Boulevard**

To Whom It May Concern:

This firm represents International Asset Managers, Inc. (the “Applicant”) in the above referenced matter. The property is located on the northeast corner of Jones Boulevard and Charleston Boulevard in the City of Las Vegas (the “Property”). The Property is more particularly described as Assessor’s Parcel Numbers 138-36-401-012 through 020 and 138-36-406-001 and 009. The Applicant is requesting a zone change as required from comments received from Parcel Map Application 100033-PMP. *See attached comment letter attached.*

The Applicant obtained entitlement approval for an expansion of the existing apartment complex on the two parcels directly to the east of the Property (GPA-77257, ZON-77258 and SDR-77259). These parcels are 138-36-406-002 and 003. In order to combine all parcels, they must be the same zoning designation. Because the subject Property is zoned R-PD15, a zoning designation no longer used under Title 19, the request was to rezone the Property to R-3 to match the eastern parcels. This change will not negatively impact the surrounding uses in any way as the apartment complex is existing.

Thank you in advance for your consideration. Please do not hesitate to let me know if you have any questions or concerns.

Sincerely,

KAEMPFER CROWELL




Elisabeth E. Olson



Memorandum

**Department of Public Works
City Engineer Division
Survey Section**

Phone (702) 229-6217
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To: TIMOTHY DOBBINS, PLS
From: ALAN R RIEKKI, PLS - CITY SURVEYOR 
Copy: BART ANDERSON, P.E. - DEPARTMENT OF PUBLIC WORKS
STEVE GEBEKE - DEPARTMENT OF PLANNING
PETER LOWENSTEIN - DEPARTMENT OF PLANNING
Shander International, LLC-Alexander TZVETANSKY

Date: August 25, 2020

RE: **Parcel Map 100033-PMP - Tiffany Place Apartments**

Attached is a redlined drawing delineating comments for the above map.

1107718 Case Planning Status: Denied August 25, 2020

If you have any questions regarding the following Planning comments please call (702) 229-6301.

100033-PMP

Department of Planning staff has Denied your request for technical review of the blueline Parcel Map. Prior to Planning approval of the submitted parcel map, all of the parcels must be the same zoning district. Therefore, a rezoning would be required. However, rezoning the property to R-PD15 [Residential Planned Development – 15 Units per Acre] is not an option as that zoning district is no longer available as a zone district in Title 19. The other choice would be to rezone all the parcels to R-3 (Medium Density Residential), which would be compatible with the current General Plan of M (Medium Density Residential).

Until these entitlements are approved, the proposed parcel map is Denied.

1107719 Development Coordination Review Status: Conditionally Approved August 20, 2020

If you have any questions regarding the following Development Coordination comments please call (702) 229-6327.

Sheet 2 of 2: Grant access easement or show existing access right for APN 138-36-406-010 adjacent to Alpine Place as shown on approved site plan [SDR-77259].

20-0188
09/17/2020

1107727 Survey Review Status: Conditionally Approved August 12, 2020

If you have any questions regarding the following Survey comments please call (702) 229-6217.

Legal descriptions are not required on minor subdivisions therefore you may remove at your discretion.

Correct the Recorder's Block to read "FILE" not "BOOK".

Setting of monuments at the curb returns along the boundary is not required and may be removed.

Please remove the setting of monuments at the extension of the boundary with the abutting road centerlines.

Provide a width for the ROW for Cory Place. Label the Basis of Bearings on the map sheet.

End of Comments



20-0188
09/17/2020