



May 19, 2021

**City of Las Vegas
Planning and Zoning Department
495 S. Main Street,
Las Vegas, NV 89101**

**Re: Justification Letter: APN: 125-22-804-001 & 125-22-801-011
General Plan Amendment and Rezoning**

Ms. Eddowes,

We would like to introduce this application as the proposed Commercial Development at Tenaya & Bilpar which is located on the NE corner of W. Centennial Parkway and N. Tenaya Way, with Bilpar Road bisecting these two parcels. This project consists of two parcels that are approximately +/-1.21 (gross) acres in size and +/-1.99 (gross) acres, totaling +/-3.2 (gross acres). These parcels are currently zoned Office (O) with a land use of Office. We would like to request both a General Plan Amendment to Service Commercial and a zone change to C-1 Limited Commercial. Please note that the design review for this site is not a part of this application, but it is forthcoming.

The C-1 zoning will allow for neighborhood amenities that are needed for the immediate area as opposed to an Office use. There are many single family residences and a 15.82 acre apartment complex directly across Tenaya way that would benefit for the limited commercial uses. These two parcels are located to the north of the CC215, but there is not direct access off of the CC215, so for this reason it would be anticipated that there would be less vehicular traffic going to these parcels and the proposed limited commercial uses versus if these parcels were off of an exit from the CC215.

We feel that the proposed change in general plan and zoning would be a great fit to the area. We thank you for your time and respectfully request the staff's recommendation for approval.

If you have any questions, please feel free to contact us at 720-227-1216.

Thank you,

Andrea Limpede Carroll
Principal Architect
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Carroll Design Collaborative

21-0328
05/20/2021