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March 4, 2022

VIA UPLOAD

City of Las Vegas
PLANNING & DEVELOPMENT DEPARTMENT
495 S. Main St.
Las Vegas, NV 89101

**Re: Justification Letter – Investments West
Zone Change
Portion of APN: 162-08-610-104 (Rancho Drive/Meade Avenue)**

To Whom It May Concern:

Our Firm represents the Applicant. The Applicant is the owner of property located on the west side of Rancho Drive and about 500-feet north of Meade Avenue, more particularly described as APN: 162-08-610-104 (the "Site"). The majority of the Site is zoned C-1 although the southwest portion of the Site is zoned R-1. The Applicant is requesting a zone change to C-1 for the southwest portion of Site. A zone change to C-1 is appropriate for the following reasons:

- The Site is planned TOD 2. A C-1 zoning district is an allowed zoning district within the TOD 2 planned area.
- The Site is along Rancho Drive, which is a busy commercial corridor.
- Most of the Site is already zoned C-1. Inclusion of the southwest portion will unify the zoning for the entire Site.

We thank you in advance for your time and consideration of this request. Should you have any questions, please feel free to contact me.

Sincerely,

KAEMPFER CROWELL



Anthony J. Celeste

AJC/

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