

KAEMPFER

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May 25, 2022

VIA UPLOAD

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

**Re: REVISED Justification Letter – Eden Las Vegas, LLC, Paradise Las Vegas, LLC & Fisher Brothers Las Vegas, LLC
Zone Change & Variance
APNs: 162-08-603-001, 002, & 003 and 162-08-701-001 (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 300-feet north of Meade Avenue, more particularly described as APNs: 162-08-603-001, 002, & 003 and 162-08-701-001 (collectively the "Site"). The Site is zoned P-R. The Applicant is requesting a zone change to M. A zone change to M is appropriate for the following reasons:

- The Site is planned TOD 2. An M 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.
- The properties to the south to Meade Avenue are zoned M and the properties on the south side of Meade Avenue are also zoned M. Therefore, an M zoning designation is compatible with the area.

The Applicant is also seeking a variance request for APN: 162-08-603-001, 002 & 003. These three parcels are located on the eastern perimeter of the Site and do not meet the required 100 foot minimum lot width outlined in Title 19.08. As stated above the Applicant is seeking to incorporate the parcels into the zoning for the lots to the south to make the zoning consistent, which makes this request appropriate.

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May 25, 2022

Page 2

22-0115
05/25/2022

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/