

***Baughman & Turner, Inc.***  
*Consulting Engineers & Land Surveyors*

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January 10, 2023

**City of Las Vegas**  
**Department of Planning**  
333 North Rancho Drive  
Las Vegas, Nevada 89106

**Re: Siena 66 Holding LP etal. – NWC Fremont & Eastern**  
**APN 139-35-804-008, 009, & 010**

To Whom It May Concern,

Please let this letter serve as justification for a Tentative Map for a One Lot Commercial Subdivision. The mapping will occur on three parcels located on the northwest corner of Fremont Street and Eastern Avenue.

The site is bordered by commercial (C-1) and residential (R-4) to the north, commercial (C-2) to the east, and commercial (T5-MS) west and south. Fremont Street borders the south property line, and Eastern Avenue borders the east property line.

This property is being developed. The owner feels that a one-lot commercial sub-division map will give them the flexibility to carve out portions of the property to sell to future buyers and provide utility access. Approval of the Tentative Map will have no negative impact to the surrounding property owners.

Should you have any questions, please feel free to contact me at this office.

Sincerely,  
***Baughman & Turner, Inc.***



David Turner  
President

DT/jh

**23-0042**  
02/08/2023