Michael Village, LLC

City of Las Vegas
Planning & Development Department
731 S. 4th Street
Las Vegas, NV. 89101

3.10.08

RE: Justification Letter at AMICHAEL OFFICE PLAZA@ (APN # 138-24-305-001,003)

Applicant: Primack Family Companies, LLC, Brett R. Primack, Managing Member

Applicant requests approval of a GPA, Zone Change, and Site Design Review for the development of Medical Office Park on approximately *1.97* net acres located at the Southwest corner of W. Lake Mead Blvd and N. Michael Way, Las Vegas, NV. 89108. The proposed Medical Office Park development includes 2 buildings. Building A is designed to be a medical office building consisting of 2 stories totaling 13,000 square foot. Building B includes a single story 7,000 square foot building with a primary use as a medical clinic and medical supporting retail (i.e. pharmacy, medical supplies, coffee shop). Based on parking estimations, the applicant has included the required 113 parking spaces.

With the knowledge that the uses mentioned above require several different zoning designations, the applicant intends to request a C-1 zoning designation. In this case C-1 will allow all requested uses mentioned above. In the C-1 setback requirements, the project meets or exceeds all required setbacks. The applicant is requesting a General Plan Ammendment from L to SC.

The site has 370' frontage onto Lake Mead Pkwy, 280' frontage on Michael Way, and 180' frontage on Shadow Mountain. To minimize traffic onto residential roads, the applicant has provided two means of ingress/egress. The primary ingress point is on Lake Mead Pkwy near an existing bus stop. The applicant understands that Lake Mead access point will be a right in and a right out only. The second point of ingress is on Michael Way allowing a buffer zone between the existing stop light at the SW corner of Lake Mead/Michael and the residential neighbors.

The proposed landscape plan shows a 10' landscape strip on Michael, Shadow Mountain, and adjacent to two neighbors to the South. When fronting on Lake Mead, the plan allows a 20' landscape strip. When fronting on Shadow and Michael a 15' landscape strip has been provided. A 10' landscape buffer has been provided along all adjacent residential. The buffer landscaping detail includes a mix of pine trees and shrubs.

Applicant meets all parking requirements with a total of 113 spaces required and provided. There is a mix of 79 standard spaces, 34 compact spaces, 5 handicap spaces, and 2 truck loading spaces. Applicant has provided one bay of 7 covered spaces fronting onto Shadow Mountain.

The distance between the closest adjacent residential property line from Building A is 122' which is greater than 3 times the height of the 2 story Building A. The distance between the closest adjacent residential property line from Building B is 114' which is greater than 3 times the height of the 1 story Building A.

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1000 N. Green Valley Parkway, Suite #440-355, Henderson, NV. 89074
Phone: 702.858.4052 Fax: 702.269.4654 email: bcvegas@yahoo.com

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The Architectural Plan includes a residential in nature building type using residential exterior building materials. The building is designed with concrete S-shaped roof tiles and stucco exterior. The architect has also designed an abundance of windows to give the building additional residential detailing.

The assemblage of nearly 3 gross acres of vacant ground was at one time intended to be ½ acre single family home sites. The completion of I-95 together with a new exit at Lake Mead spurred community growth to the east and west of the new freeway. Parcels along Lake Mead were annexed from the County into the City of Las Vegas. With the explosion of growth and traffic, the City issued an SID to improve W. Lake Mead, W. Lake Mead became a 100' right of way, and a traffic light was installed at the corner of N. Michael Way and W. Lake Mead.

The traffic engineer at Kimley Horn and Associates, Inc. has studied the project and has determined that the density will add little impact to the already existing 100' and 80' streets.

Although, the General Plan shows the neighboring homes to the South as R; this parcel is adjacent on one side only by parking with over 185' separation. Across Shadow Mountain to the West is a new church. Across Michael to the East is a subdivision of single family homes. Across Lake Mead to the North is a multi family development. With this parcel abutting Lake Mead Blvd, the applicant believes this intended use would become an excellent buffer to Lake Mead for its residential surroundings. As inflation of vacant land prices continues, as well as tremendous growth in traffic, it is no longer practical or desirable to develop 3 rural homes sites fronting onto a 100' boulevard such as W. Lake Mead Blvd. As proposed, the applicant believes this proposal to promote public health, safety, and general welfare in accordance with LVMC 19.18.030.

The applicant is not requesting any waivers. In addition the applicant has worked closely with Councilman Barlow's office and the adjacent neighbors to find a compatible commercial use development. On February 12, 2008 the applicant submitted a preliminary plan to Councilman Barlow's office for a neighborhood meeting hosted by Councilman Barlow. The plan was presented by Ricki Barlow for feedback from the neighborhood. The feedback for the proposed Health Plaza was overwhelmingly positive for all that were in attendance. It is believed that this proposed development meets or exceeds the requests and needs of the neighborhood.

Thank you for your cooperation with these matters.

Respectively,

Brett Primack
Managing Member
Primack Family Companies, LLC
file: Michael Health Plaza Justification Letter 3.10.08

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