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3/11/08

Department of Planning
City of Las Vegas
731 S. 4th St.
Las Vegas, NV 89101

Subject: Justification Letter for General Plan Amendment, Rezoning, Site Development Plan Review, and Waiver of standards for Isaiah Crossing involving APN: 139-21-610-222, 223, 224, 225, -294, 295 and 332.

Dear Sirs:

All of the subject parcels are owned by Emerald Lake Inc, except APN: 139-21-610-223. However, the officer of Emerald Lake Inc, President, is Marcel Ezeoke. Marcel and Uzoma Ezeoke own APN: 139-21-610-223. Therefore, Marcel Ezeoke is spokesman for the ownership of all seven parcels and will be referred to herein as the "owner". The owner wishes to develop the subject parcels by constructing a shopping center and professional offices. All parcels will be merged together to form the subject site, and will be developed as a single commercial development. As such the site will span from Lake Mead Blvd to Hart Ave. The site is bounded on the west with an existing Jack in the Box restaurant. On the east side of the site, there is an existing church fronting on Lake Mead Blvd. There is a vacant lot at the southwest corner of the intersection of Hart Ave and Lexington Ave. The total gross area of the site is 2.1 acres. 3 lots front on Lake Mead Blvd namely APN: 332, 295, 294 and 4 lots front on Hart Ave. namely APN: 222, 223, 224, 225. On the opposite side of Hart Ave there are existing houses. On the opposite side of Lake Mead Blvd is an existing Commercial shopping center. The proposed Isaiah Crossing would front on Lake Mead Blvd with the main entrance off of Lake Mead Blvd. An alternate access to the rear of the development is also proposed off of Hart Ave.

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GENERAL PLAN AMMENDMENT

In order to merge the lots into one commercial development, a General Plan Amendment is proposed for the 4 lots fronting on Hart Ave. The proposed amendment changes these 4 lots from MLA to SC. Please note that the main entrance to the proposed site is on Lake Mead, therefore the majority of the traffic is expected to be off of Lake Mead Blvd. The proposed driveway off of Hart Ave became necessary for Fire Department access, but is not intended as main access to the site. A block wall is proposed to separate the commercial use from the residential use. The block wall will be installed on the south side of the landscaping planter along the frontage of Hart Ave.

REZONNING

In conjunction with the proposed General Plan Amendment it is proposed that the 4 lots fronting on Hart Ave be Rezoned from R-2 to C-1. In this manner all of the lots being used for the project will have the same zoning, being that the 3 lots fronting on Lake Mead Blvd already have existing commercial zoning.

SITE DEVELOPMENT PLAN REVIEW

There are two buildings proposed in this development. The main building is a rectangular shaped building which is longer in the east/west direction. This building will have store fronts along the south side of the building and will also have rear access on the north side of the building. This building is proposed as a single story building with high ceilings to accommodate future tenants. The interior finish and interior partitions will be postponed for tenant improvements to come later when leasees are identified. A parking analysis was done using typical ratios for a retail shopping center. In the future if there are leasees identified who do not qualify under this category, a revision to the parking analysis can be made at that time, revising the floor areas to match the use, as necessary. Extra restrooms are provided with the intent that partitions can be added by the tenant to increase the number of lease spaces and still have at least one restroom per space. Fire walls will be provided as required by the Fire Department.

The second building is located at the southwest corner of the site. This building is to be a two story building with a pharmacy on the lower floor and a doctor/professional office on the second floor. The owner is himself a

pharmacist and will move his existing business into this building and will lease out the other spaces.

The parking calculation includes both buildings as retail and includes the second floor professional office.

A block wall is provided to separate the site from the existing church and the vacant lot on the east end of the site. There is no block wall proposed to separate the Jack-in–the Box from the west end of the site. The block wall at the rear or north side of the site is mentioned under the General Plan Amendment notes. There is no block wall proposed along the Lake Mead Blvd frontage.

WAVERS

Waiver # 1

Due to parking requirements, it became necessary to provide a row of parking in the rear of the main building. In addition a minimum two way drive isle must provide access to these parking spaces. The standard landscaping width is 8 ft. for frontage along Hart Ave. The existing 5 ft wide sidewalk is 4.1 ft away from the right-of-way line. It is understood that the owner will enter into a landscaping maintenance agreement with the City wherein landscaping will be provided and maintained within the 4.1 ft of right of way. By the time the building is installed along with the drive isle and parking, an onsite landscape width of 3.5 ft is proposed to be added to the 4.1 ft to make a total of 7.6 feet wide landscape area. The 7.6 ft width is only slightly less than the 8 ft requirement. However, the standard width of 8 ft should be all onsite. Therefore the waver is to reduce this width to 3.5 ft where 8 ft is required.

Waiver # 2

A second waiver of onsite parking area landscaping is requested. Most of the parking lot is bounded by perimeter landscaping. The standard for onsite landscaping shows a choice between, strip landscaping along the ends of the parking stalls or an alternate of landscaping islands being provided between groups of parking stalls. In most areas the strip landscaping option was chosen. However, where parking is adjacent to perimeter landscaping already it has a landscaping strip in front of it. Because of the cramped spaces and because we are already requesting a waiver for a reduction in planter width, we request that the perimeter landscaping strip be allowed to

count for the required parking area landscaping strip. If allowed, the site plan will be in compliance without the need for landscaping "finger" islands, which would significantly reduce the number of parking spaces. A serious effort has been made to avoid the necessity of a variance request. However, if this waiver is not approved a variance may be required. It is hoped that staff can agree with the adequacy of the proposed Landscaping Plan and approve this waiver request.

Sincerely,

Lynn H. Affleck, P.E.

SDR-27314
04/24/08 PC