PAMOJA LLC

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Sam Kuria & Anna Ngugi
3606 Gold Sluice Ave
North Las Vegas, NV 89032
02/27/07

City of Las Vegas
Planning and Zoning Department

To Whom it May Concern,

Ref: Rezoning application Justification Letter 141 N Bruce Las Vegas

This letter has been drafted to justify a conforming zone change of the above named property from an R1 to a C1 zone in this area of Las Vegas. The subject property is surrounded by C1 zoned lots and is the only one that does not have a commercial zone approved. It is part of the master plan / general plan of the City Of Las Vegas, and our request is to do what you already plan to do in the future now. We are faced with a few challenges which is why we are requesting the following waivers,

Code: Title 19.12 Landscape and Buffer

We are proposing a 3 ft landscape buffer in to the right of way where 15 feet is required and another 3ft landscape buffer for the side of the building where 8ft is required. Due to the limited space we have with our lot, our project does not allow for us to allocate 15 feet because this shall take up the space we have allocated for parking, The building was built in the 50's and most of the new design standards were not present then however, we are proposing to compensate the waiver by increasing our landscaping behind the building to buffer the single family home that is adjacent to the south side of our building.

Staff recommended reducing the landscape density to shrubs on the west side of the building to create access to a utility easement on the back of the building. There is a sewer line that runs behind the property and we have complied with this request to make it easier for work to be done if needed in the future.

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Code: Title 19.10 Variance for Parking: For a commercial lot where 1 parking space per 300 sq ft is required we can only fit three parking spaces including our Van accessible handicap parking space, we are requesting the ability to allow our handicap parking to back into the street. Our site plan clearly shows the limited space available on the lot. To help make our project meet the required design standards we have reduced the square footage of the house removing some un-permitted work however, there is on street parking available to help with the parking burden that will be created.

Code: Title 19.08.045(c) Variance for Minimum lot width:

As set forth on title 19 the development standards for commercial and industrial developments are set at a minimum lot width of 100ft. Our project is unique in size and location and does not match up to otherwise newer developments that have more space available to them. Our building is also pre-existing and had been built under different codes. The adjacent parcels to the south has similar dimensions to ours, and they were successfully able to change their zoning, leaving our lot an R1, sandwiched between the two lots zoned C1.

Your consideration is greatly appreciated

Sincerely

Sam Kuria / Anna Ngugi

Managing Members

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