DeLUNA
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February 6, 2007

City of Las Vegas
Planning & Development Dept.
731 S. Fourth Street
Las Vegas, NV 89101

Attention: Mr. Andy Reed, Senior Planner

Subject: **Proposed Las Vegas Rescue Mission**

Dear Mr. Reed;

With this letter, we will try to convey to you some of the intentions and/or characteristics of the subject project. We are applying for the Special Use Permit to comply with the requirements to be able to build this kind of commercial project on the parcel of land zoned industrial (M). In connection with this, the proposed building will be of block materials which will be somewhat colored split-face in nature. This will be a great enhancement to the adjacent existing buildings which are made of standard concrete masonry blocks.

The existing establishments, namely the Non-profit Thriftshop (8654 s.f) and the Shop and Storage Building (6765 s.f.), require a total of 41.4 parking spaces per code. They have been in operation for almost 20 years and the area designated for parking, the open space directly between the two (2) buildings, can only accommodate approximately 21 spaces. An additional seven (7) parking spaces can be added if the open space east of the Thriftshop is utilized as such. All these years, they have been deficient by about 14 parking spaces, but because of the nature of the operation, which expects customers mostly without cars, they really didn't experience any need for additional parking spaces. With the proposed project, a rescue mission with 16 beds, approximately 4 spaces are required. Together with the existing two (2) establishments, the total parking space required will be 46 spaces. The development of this site will result with a total of 55 parking spaces which will substantially improve the parking issue.

The parcel directly north of the proposed building which has a present zoning of R-4, is being re-zoned to a land use of industrial (M), to satisfy the requirements that a Rescue Mission cannot be built on a parcel with a residential zoning.

Please let us know if you have a question or should you need some additional information.

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Very truly yours,
DeLUNA

Leonardo V. DeLuna, P.E.
LVdL/ crp
cc: Mr. Ken Sprenkle, Las Vegas Rescue Mission

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