APTUS

February 12, 2007

City of Las Vegas
Planning and Development Department
731 s. 4th Street.
Las Vegas, Nevada 89101

RE: APN: 162-03-801-135
Subject: A. General Plan Amendment
B. Zoning Change
C. Site Development Review
D. Landscape Finger Island Waivers
E. Residential Adjacency

Dear Sirs:

The intended use for the property on 6th Street south of St. Louis is Professional Office Space.

This property currently has a General Plan designation of "Public Facility" and a zoning designation of "CV". We are requesting a general plan amendment to "Service Commercial" and a zone change to "O" for this parcel. This project consists of a vacant lot that will be converted to an office. We feel this general plan amendment and zone change would be of similar use to that which is currently in the area. North of our property is an existing church, east are existing one-story residences and to the west are existing one-story residences. South of our property is a vacant lot that is zoned R-1 but has a general plan of "Service Commercial".

The new structure is 11,100 sf and is two stories high. Thirty-eight parking spaces will be provided which include a van accessible space and a standard handicap space. All setbacks and landscape buffers are provided per Title 19. We are requesting a waiver for three required landscape finger islands in the parking lot. We have provided enhanced landscaping on the north side of the site. An 8'-0" high masonry screen wall will be added to the east side of the site to buffer the residences from our project. Due to site constraints and the narrowness of the lot, we must request a variance for the residential adjacency. We attempted to design the site with the building on the east in order to decrease the residential adjacency setback variance. However, once the throat depth, the driveway width the required parking dimensions and the vehicle access were taken into account the remaining lot with was not sufficient for a building to function as a professional office. Therefore, in order to make the entire site functional, we have placed the building at the east end of the property and must request a variance for the residential adjacency requirement of 15'-0" where 105'-0" would be required.

The building is contemporary in design and will be made of framed walls with stucco and stone veneer and all mechanical units will be fully screened.

Please consider this General Plan Amendment, rezoning, site development review and variance request as a positive impact on the City of Las Vegas and the surrounding neighborhood.

Respectfully Submitted,

Kristen G. Neuman, AIA
APTUS Architecture

GPA-20150 ZON-20151
VAR-20152 SDR-20149
04/12/07 PC

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