

SUZANA RUTAR, Architect Ltd.,
A Professional Corporation

RUTAR

December 15, 2006

City of Las Vegas
Planning & Development
Current Planning Department
731 South Fourth Street
Las Vegas, Nevada 89101

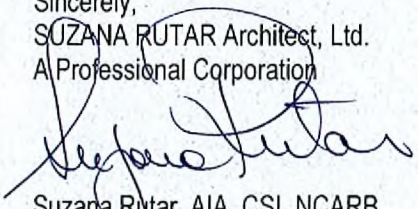
Re: Site Development Plan Review &
Waiver of Development Standards for Landscaping
Justification Letter
@ 801 South 6th Street
APN # 139-34-410-209

To Whom It May Concern:

This letter is a justification letter for the above referenced property. The above referenced .16 acre property is currently zoned R-4 with an existing single-family residence in place. The existing 1,215 s.f. residence has been used as an office under a use permit since 1963 (U-0073-63 & U-0042-83). Because the current Owner purchased the building after it was vacated and the existing office use permit was not extended, the office use of the property reverted back to the residential use. The Owner is at this time proposing to rehabilitate and remodel the existing residence into a law office. Because the existing use permits expired, the Staff required a Zone Change application, which was applied for in October of 2006 (ZON-17856). After reviewing the zone change application, the Staff requested that a Site Development Plan Review application be submitted, because the use of the property is being changed from residential to office use. The Applicant is therefore requested a Site Development Plan Review and also a Waiver of the Development Standards for Landscaping Buffer along a portion of Gass Avenue (next to the existing parking lot) and along a portion of the south property line (also next to the existing parking lot), because (1) the parking lot and the landscaping are existing and (2) if the required landscaping along these areas is provided per the current zoning ordinance requirements, the existing parking lot would become too narrow to allow for any on-site parking and therefore, the existing on-site parking would be eliminated.

Thank you for your consideration of this request. If you have any questions or if you require additional information, please call me at 263-6176.

Sincerely,
SUZANA RUTAR Architect, Ltd.
A Professional Corporation


Suzana Rutar, AIA, CSI, NCARB
Principal

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