



March 8, 2007

TO: Department of Planning & Development  
731 South Fourth Street  
Las Vegas, NV 89101

REFERENCE: Rojas Law Office  
802 E. Bonneville  
APN 139-34-810-050  
Las Vegas, NV 89101

SUBJECT: Justification Letter For Proposed New Law Office  
Building

To Whom it May Concern:

The applicant, Luis Rojas, here with request your support in approving of the following Zone Change, Site Development Review (SDR) and Variances.

We are requesting a zone change from R-1 to P-R.

We also have various items which we are requesting approval and are under one variance application.

- 1. Lot width of 50'0" in a P-R zone where 60'0" is the minimum
  - 2.a. Rear set back of 13'4" where 15'0" is the minimum. This is shown on the plans as the second floor offices cantilever over in this space. The 1<sup>st</sup> level is 20'0" back from the property line.
  - 2.b. Side yard set back of 0'0" where 5'0" is required. This is on the South Property Line. See attached a letter from our neighbor who reviewed our plans and is in support.
  - 2.c. Corner side yard set back of 4'0" where 15'0" is required. As shown on our parking and building layout, we have no office space on the first floor but merely parking and an entrance to the building.
  - 2.d. Parking – We are requesting 8 spaces where 18 are required. This number of spaces is influenced by counting in the gross space of the building. This is including both sets of stairs on the first level as well as all storage, elevator space and entry vestibule.

**SDR-19675**

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3. Landscaping waivers:

North: We have provided the landscaping along Bonneville with trees 20 feet on center except where the alley parking lot comes to the property line. Also we do not have a tree right on the corner which was discussed with traffic in our preconference meeting. The building does have interior landscaping which is to be light at night to provide streetscape appeal along Bonneville. The exact tree quantities and locations are show on the plans provided.

South: Building being built along the property line.

East: This is along the alley where it will be all parking, trash enclosure, and drive aisle

West: This is the front drive entrance. Along with the parking and front sidewalk entry landscaping is limited to what is shown.

Landscape finger require for every six spaces: Though we have (3) three parking spaces off the alley, we are requesting a wavier on this 50 foot wide downtown lot because there is not space to install a landscape finger without giving up one of the (3) parking spaces.

4. Lot Coverage:

We are proposing 60% lot coverage where 50% is allowed.

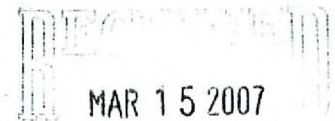
5. Upon your review of the plans, the building we are requesting approval for has only six offices requiring parking. This building with its dynamic glass front street appeal will enhance the corner where it is located. We respectfully request your approval for this application.

Should you have any questions regarding this pre-application request, please call Dean Bryan at 362-7127.

Sincerely,



R. Dean Bryan



Enclosures (1) Agreement from southern neighbor.

**SDR-19675**

**04/12/07 PC**