

MEMORANDUM

Date: December 12, 2006
To: **CITY OF LAS VEGAS**
PLANNING AND DEVELOPMENT DEPARTMENT
731 S. Fourth Street
Las Vegas, NV 89101
From: Jin Kang
Project: **Spanish Villa** Project No.: 06-618
APN: 162-05-403-001, 002 & 003
Re: Justification Letter File No.: 5.1

Perkowitz+Ruth Architects, on behalf of Mr. Howard Mann, respectfully request Site Development Plan review approval for a 7.7 acre site located on the North of Sahara Avenue between Spanish Oaks Drive and Richfield Boulevard. The site is C-1, Limited Commercial District zoning currently consisting of three parcels with an existing building in each parcel.

The existing building on Parcel 162-05-403-001, Hose Hogs, to be demolished and replaced with a 4 story, 42,000 sf office building with a sublevel parking lot. The proposed building height complies with the 3:1 residential adjacency requirements.

The existing office building on parcel 162-05-403-002 is proposed with new exterior paints and decorative trims and entrance element. A single story, 1,750 sf drive-thru is proposed west of the site ingress from Sahara.

The existing office building on parcel 162-05-403-003 is proposed with new exterior paints and decorative trims. A single story, 14,550 sf grocery/drug store with a drive thru is proposed at the corner of Sahara Avenue and Richfield Boulevard.

The proposed site development conforms to Title 29 Development Code except a waiver is requested for the parking lot landscape requirements and that Sahara to be designated the front of the site for the building setback requirements.

Additionally, we are requesting that Sahara to be designated the front of the site for the building setback requirements.

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NB-MEMO (r. 11/2/00)

SDR-18693
03/22/07 PC

Regional Office: 3980 Howard Hughes Parkway, Suite 450, Las Vegas, NV 89109 ♦ (702) 892-8500
Corporate Office: 111 West Ocean Boulevard, 21st Floor, Long Beach, CA 90802 ♦ (562) 628-8000