

February 27, 2007

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

Re: Justification Letter for Site Development Plan Review
APN 139-36-810-007

To Whom it may concern,

This letter is to fulfill the justification letter requirement for the Site Development Plan Review for the above referenced property. The above referenced property is currently zoned M – Industrial District and is also designated an M zone on the current General Plan for the City of Las Vegas. The conforming use will not require a zone change.

The property is proposed to be developed as an office for the David Masonry Company as shown on the Site Plan attached to this application. The development consists of a one-story 2,160 sq. ft. building and the associated parking required for the building. The parking requirement is one (1) space for each 500 sq. ft. of building area which results in a total parking requirement of 5 spaces. As shown on the attached Site Plan, five (5) spaces (one being van accessible) are provided as required.

With this application the owner is requesting a Waiver of Development Standards for the landscape buffer along the north frontage with Builders Avenue. The Zoning Ordinance requires a 15 foot street landscape buffer at street frontages, however since the building setback is 10 feet along Builders Avenue only a 10 foot landscape buffer can be provided.

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The applicant is also requesting a Waiver of Development Standards with regard to the 8 foot landscape requirement for interior lot lines in an industrial zone. The site is surrounded by property zoned for industrial use and no landscape buffering exists on adjacent lots. The site as designed is compatible with adjacent development and land use.

Sincerely,

A handwritten signature in black ink, appearing to read "Charles David", written in a cursive style.

Charles David
David Masonry

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