



■ MELVIN GREEN ARCHITECT, LIMITED

July 16, 2007

City of Las Vegas
Planning and Development
731 S. Fourth Street
Las Vegas, NV 89101
ATTN: Planning Department

RE: Site Development Plan Review for Interior and Exterior,
Parking Variance, and rezoning for Remodel of 3100 S. Valley View
APN 162-08-410-001

To Whom It May Concern:

World Wellness Group, LLC, is pleased to submit this Justification Letter in support of our request for Site Development Plan Review for the property line at 3100 S. Valley View Blvd. The project will consist of medical offices with examination rooms, x-ray facilities, lab and medical billing for the service for Eastern and Western medical practices.

The approximately 9,473 square foot facility will have a total redesigned interior and exterior facade, fully described in the architectural exhibits which are a part of this application.

The exterior of the building will consist of concrete, wood, and stucco with a sculpture garden located on the south side of the facility and will be compatible with the surrounding areas.

Staff has recommended that the parcel be re-zoned and we concur with that staff's recommendation. The future plan is to redevelop both the adjacent parcels in a similar manner. Preliminary steps have been taken to have all three parcels remapped as a single parcel. With this in mind we are requesting a landscape waiver along the east and south property lines. The remapping of the parcels will ultimately eliminate the property line to the east. If landscape is installed at this time it will have to be removed at a later date to facilitate the development of the parcel to the east.

Also, we are respectfully requesting a parking variance for World Wellness. Currently we can only provide 26 parking spaces where 48 are required. This is due to the existing conditions of the site, which limit parking because, of the size of the site and existing layout of the buildings footprint. In addition the design calls for a pedestrian plaza at the south end of the site. The inclusion of this space, which we believe is an asset to both this project and the community, comes at the expense of additional parking. Currently a cross access agreement and shared parking agreement has been executed between the three parcels enabling shared parking, and the removal of curb cuts on both Valley View and Sirius, creating better traffic flow. We also believe that the shortage of parking will be mitigated by the fact that the medical offices will include trauma areas, and will accept walk-in clientele from the surrounding industrial areas and apartment complexes located to the West of Valley View. Bus stop is located approximately 150 feet from the facility. Lastly, one of the core values of World Wellness Group LLC is the

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responsible fostering of our natural environment, which was instrumental in our decision to reuse as much of the existing structure as possible. With that same approach in mind we fill our decision to reduce heat absorbing surfaces such as asphalt as much as possible benefits the environment

If you have any questions or comments regarding this matter, please feel free to contact our office.

Thank you.



Melvin D. Green, NCARB, AIA
Owner
Melvin Green Architect, Ltd.

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