

*Zoran Basaraba  
Jelena L. Kunovac*

July 23, 2007

Re: Justification Letter  
328 S. Jones Boulevard  
Las Vegas, Nevada 89107

To Whom It May Concern:

This project is the conversion of an existing single family residence to Professional Office, to be used as the private office for a psychiatrist. It is surrounded on its north and south by similar office conversions, pursuant to a Resolution of Intent established in the 1990's. By refurbishing the building and upgrading the site with drought tolerant desert landscaping while meeting current accessibility standards, we are helping to improve the community and revitalize the city's urban core.

Wherever possible, site improvements and building remodel are designed to meet the requirements of the City of Las Vegas Title 19 Zoning Ordinance. As is common with conversions of this type, the actual location of the existing building and driveway precludes current landscape buffers as prescribed in Chapter 19.12. We wish to provide as much landscaped area as possible on this site, but a landscape waiver will be required at the rear and both sides. We are providing 26' of landscape at the front, where only 15' is required, and we are providing 3' on the south side where 5' is required.

Lot size prohibits additional parking spaces, so a parking waiver will also be required. Typically, a private psychiatry practice treats very few patients at any one time to protect privacy. Fortunately, low patient volume also requires a very small staff. The off-street parking provided by this site layout will serve this use without relying upon overflow parking into the street. As suggested by City Staff, we approached the neighbors about a joint access agreement for vehicle traffic, but they declined to discuss the matter.

The existing roofing is composition shingle, in excellent condition and appearance. The architect inspected the roof framing and advises that it is inadequate to support heavier roof tile, even lightweight fiberglass composite tiles that look like real concrete tiles. We request a waiver to keep the existing roofing in place.

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No trash enclosure is proposed for this conversion. As with all modern Psychiatry practices, we must guard the privacy of patients and protect the safety of the public. We contract with a medical waste disposal contractor to pick up and shred all documents and to dispose of all other trash as though it is hazardous, whether it is in fact hazardous or not. We request a waiver for the trash enclosure requirement.

We propose to add screens on the roof to screen the existing mechanical units. Screen material will match the new stucco and stone veneer materials shown on the Exterior Elevations, and supported will be transferred directly to walls below to eliminate additional load on the roof framing.

Respectfully submitted,

Zoran Basaraba  
Jelena Kunovac

Handwritten signature of Zoran Basaraba in cursive script.

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