

October 18, 2007

Ms. Margo Wheeler, Director
City of Las Vegas
Planning and Development Department
731 S. Fourth St.
Las Vegas, NV 89101

Re: 804 S. Jones Blvd.; APN: 138-36-401-003

Dear Ms. Wheeler:

This letter is submitted as justification for applications for a Variance and Site Development Plan Review to convert a single family home to an office on the above listed property. The parcel is located in Ward 1, on the east side of Jones Blvd, an 80 foot wide secondary collector at this location. The parcel is part of Z-0018-91, which designated various lots along Jones for conversion to professional offices. In this case the conversion will be for a real estate office for two people.

The applicant is requesting a Variance to allow a 10'-6" wide drive to the rear of the property where 12' is needed for a one-way drive and 24' is needed for a two-way drive per city code. The applicant is proposing seven parking spaces where five are required, five of which are to be located in the rear lot area. The applicant has made several attempts to talk with the owner of the undeveloped property to the north to secure approval for a joint-access drive, however that owner, who resides out-of-state, is unwilling to provide such an agreement.

An additional Variance is needed for an existing shed/storage unit located 5' from the rear property line where 8' is required for accessory structures in the P-R zone. This structure was on-site when the property was purchased last year and is permanently attached to a concrete pad. Electrical connections are provided to the structure which adds to the inability to move it back 3' to meet the setback requirement. The applicant has spoken to the owner of the single family home that abuts the rear property line and that owner has indicated that they have no objection to the current location of the shed.

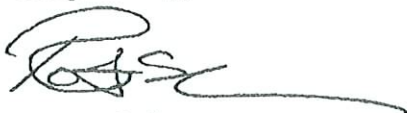
The proposed site plan indicates the locations where landscaping will be added around the building and adjacent to the front, rear, and south side property lines. No landscaping can be provided along the north property line because of the drive to the rear of the property. The applicant is also requesting a waiver of the development standards to allow a 5' wide planter along the front property line where 15' is required, and to allow a 3' wide planter along the rear property line where 5' is required. Because of the locations of the existing structures and the requirements for on-site vehicular movement the above are the maximum widths that can be provided.

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As the applicants representative on these applications I will be happy to provide any additional information you may require or respond to any questions you may have. Thank you for your consideration.

Respectfully,



Robert S Genzer
Genzer Consulting
9612 Hawksbill Ct.
Las Vegas, NV
89117-0646
702-256-6022

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