

April 9, 2007

City of Las Vegas Planning and Development Department
731 South Fourth Street
Las Vegas, NV 89101

re: ZON-18923, VAR-18924, SDR-18925 and VAR-19609, Letter of
Justification, APN 139-34-710-024

To Whom It May Concern,

The following request and justification is provided for your consideration and review:

Request

This application is for the following applications:

- Site Plan Development Review
- Rezoning from R-1 to P-R
- Variance to allow 8 parking spaces where 11 spaces are required
- Variance to allow 50-foot lot width where 60 feet is required

Project Description

This application would provide for the development of a new two-story 3,170 square foot professional office in the Redevelopment Plan area and Historic Las Vegas High School Neighborhood District. The new building will have modern proportions to the windows and an articulated stairwell that define the architecture and compliment the art deco style of the old Las Vegas High School.

Justification

This application is justified for the following reasons:

- The density and intensity of this application is compatible with the existing adjacent land use designations to the immediate south, west and east where P-R zoned properties have been approved.

VAR-18924 VAR-19609
ZON-18923 SDR-18925
REVISED 04/26/07 PC

- A majority of the properties adjacent to the subject site on the north, south, east and west have been successfully rezoned from residential to P-R.
- The project is directly adjacent to an existing R-1 property to the north and a wall and 4-foot wide landscape buffer is provided. Parking has been located adjacent to the south property boundary to reduce any noise to the residential neighbor to the north and the landscape buffer will contain the same amount of plant and tree material that would otherwise be required in an 8-foot buffer.
- The required parking landscape has been provided in the south side landscape buffer as opposed to landscape islands due to the limited space.
- The front yard landscape buffer is enhanced to 20 feet wide because all the parking was accommodated in the rear of the project with access from the alley. The additional landscape enhances the street and makes additional street parking available.
- The narrowness of the property is a legal non-conformity that is common with downtown redevelopment projects and it does not adversely affect the project from meeting the required setbacks.

Very truly yours,



George Rogers, AIA

VAR-18924 VAR-19609
ZON-18923 SDR-18925
REVISED 04/26/07 PC