



August 27, 2007

City of Las Vegas
700 S. 4th Street
Las Vegas, NV 89155

Attention: Mr. Jim Marshall
Senior Planner

Regarding: Justification Letter for Site Development Plan Review
Medical Offices and Ambulatory Surgical Center
APN 138-15-810-051

Mr. Marshall:

On behalf of our client, Box Canyon-Wellish L L C, HMC Architects would like to submit for a Site Development Plan Review of the proposed Clinic and Ambulatory Surgical Center referenced above.

Project Description:

The proposed project shall consist of a single story building, comprising approximately 4,590 square feet of Ambulatory Surgical Center, and 4,700 square feet of Medical Offices.

No variance requests are anticipated at this time.

Sincerely,

A handwritten signature in black ink, appearing to read "Robin Caulfield", written over a horizontal line.

Robin Caulfield
Studio Leader

SDR-24261
10/11/07 PC



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Request for Variance:

We are requesting a variance with respect to the ten-foot side yard set-back requirement along the north property line of our site. There are no structures to the north of our building pad. There is an existing parking lot which is remaining. The northern boundary of the project building pad has previously been reviewed by the City of Las Vegas, when the original development was approved. The condition that necessitates the variance request resulted from the developer, when subdividing the project for sale of building pads, locating an internal property line less than ten feet from the northern edge of this parcels approved building pad. A lot line adjustment would now be difficult, since the property to the north of our project has since been sold and developed, and is no longer under the control of the original developer.

We appreciate your consideration of these issues. Thank you.

Sincerely,

HMC Architects

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