

March 18, 2008

Planning and Development Department
731 South 4th Street
Las Vegas, NV 89101

REF: Letter of Justification for Site Development Review, Adding South Lot
PROJECT: Craig Road Animal Hospital Expansion; APN #138-01-701-003

The owner of the Animal Hospital to the north of this lot has now purchased this lot and would like to use it to support the Animal Hospital. His intention is to refurbish the exterior of the existing 2,300 sq. ft. residence, but to not use it for any activity that would require a work permit. The main purpose of the addition is to supplement the parking, providing spaces for clients nearest the hospital, and staff parking in the rear and on this newest lot. It is possible, several years in the future, and depending on business activity, that the owner would consider developing the existing residence; however, at this time, it is not a part of this work.

The owner will retain the existing driveway and add a 5' high screen wall along the front property line. The intent is to minimize the visual impact from the street and to maintain the residential character of the property. We would like to present photographs of the existing building, rather than draw floor plans and elevations. No interior work will be done.

There would not be any access from Thom; the new parking lot would be connected to the existing parking, by way of an opening in the existing fence. We are in the process of revising the parcel map to combine the new lot with the existing lots, to make one parcel with C-1 Zoning.

We request a waiver of Parking Standard 19.10.010.J.11.a, Landscape Islands, in the double-loaded area of the new parking. We also request a waiver of Landscape Standard 19.12.040.A.1, which requires an 8' landscape buffer, along the northeast property line. This area is already landscaped, and has been approved on the two previous Site Design Reviews. We believe it would be impractical to do additional work in this existing landscape area. We would also like to be allowed to leave the landscaping along Thom as it is, to help retain the original residential appearance along the street.

We think this is a much more compatible use than the previously-approved swim school, and request your kind review and approval. Thank you.

Sincerely,

Dave Truman
Architect

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05/08/08 PC

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Pinnacle Architectural Studio

9755 West Charleston Boulevard Las Vegas, NV 89117 tel 702 940-6920 fax 702 940-6921 www.lvpaas.com