

July 9, 2008

City of Las Vegas
Planning and Development Department
731 South 4th Street
Las Vegas, Nevada 89101

RE: APN: 138-12-110-020
Subject: A. General Plan Change
B. Zoning Change
C. Site Development Review
D. Special Use Permit
E. Rear Setback Variance
F. Landscape Waiver

To Whom it May Concern:

We respectfully submit this request for a Pre-Application Conference on behalf of our client, Brian Pool, for the property located at 3920 Leon Avenue. The intended use for the property is as a "Business Maintenance, Service and Sales Facility (Commercial & Business Services)" for Century Electric.

The current General Plan designation for this parcel is "Office (O)" and zoning designation of "O". We are requesting a General Plan Amendment to "Service Commercial (SC)" and a zone change to "C-1." The properties immediately to the west are currently under the general plan designation of "General Commercial (GC)" and are zoned "C-2." This zone change to C-1 would continue to allow a buffer for the residences to the east from the more intensive "C-2" zoned lots.

We would also like to request a Site Development Review for this project. The owner is planning to make improvements with the addition of a new 4,500 square foot structure used for secured tool storage along with an office area as well as a general storage area for supplies. The building will be Type 5-B construction with stucco system exterior finish. All new materials and colors will be compatible to the colors of the existing two-story structure. The required parking for the site improvement will be exceeded as 37 are required and 40 are being proposed for this site. We are anticipating this project will provide additional opportunities for people to work closer to their own homes which would reduce the need for time-consuming commutes.

We are also requesting for a Special Use Permit to allow for Outdoor Storage in C-1. The storage would be screened from view as required under Title 19, "Conditional Use Regulations: outside storage shall be screened from view from adjacent properties and streets." Presently, there is a screen (CMU) wall on the property with landscaping that would be added to on the west side of the property between the new structure and the new CMU wall.

In addition, we are requesting a variance of the commercial development standards to change the rear setback to 10'-0" where 20'-0" is required." In the site configuration shown, this setback is located next to a public alleyway which separates our parcel from the C-2 lots directly west. With the new configuration, this portion of the property would be screened by a decorative CMU wall which we would accent with a landscape buffer that will complement existing site landscaping on our parcel.

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Also, we request a waiver allowing us to modify the size of the landscape buffer from 8'-0" as required in the Title 19 with a 3'-10" strip of landscape which will work with the existing CMU along the west side allowing us to maintain a 5'-0" walkway from the building to the parking lot. In addition, we are requesting to allow a zero-foot landscape buffer along portions of the north, south and west perimeters where eight feet is required.

We are anticipating this project will provide additional opportunities for people to work closer to their own homes which would reduce the need for time-consuming commutes. Please consider this request as a positive impact on the City of Las Vegas and the surrounding neighborhood.

Respectfully Submitted,

Kristen G. Neuman, AIA
APTUS Architecture

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