



KC CAMIS ARCHITECT

5125 WEST OQUENDO suite 1
LAS VEGAS NEVADA 89118
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To: City of Las Vegas Planning
Attn: to whom it may concern
Re: 1404 Martin Luther King Blvd.

The owner of the property wishes to construct a concrete tilt-up building with 5 lease bays with a small 2 story office and the remainder of the space as storage. It would most likely be leased by a number of small businesses whose office needs are small, but have a need for storage of materials and goods for their businesses (a plumbing business would be a good example of that – storage for inventory and a couple of small offices). The largest bay will be occupied by the builder/developer themselves. The total area of the building will be roughly 17000 sf. The property is located between R1 and CV zonings. There are C1 zones in the near vicinity. Access to the property is off of Martin Luther King Blvd, and as such, it is the opinion of this office that the property is better suited to a commercial use. It is adjacent to the fire station and having small offices, would make a good buffer. An intense landscape buffer will be provided to shield the neighboring residential zones. The buffer zone trees are bottle trees in response to neighborhood concerns and comments. Other changes in response to the previous neighborhood meeting are that the property line wall to the north will be 8' tall and a security gate has been added that would remain open during business hours. Proposed hours of operation could be 6 am to 6 pm. No variances or waivers of development standards are being requested. It is the opinion of this office that the proposed building is a very appropriate use for both the property and location.

Sincerely

KC Camis, Architect

ZON-28281

07/10/08 PC