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August 11, 2008, **Revised 8/28/2008**

W.O. 7107

Mr. Steve Gebeke, Senior Planner
City of Las Vegas Planning & Development Department
Current Planning Division
 731 South Fourth Street
 Las Vegas, Nevada 89101

RE: REQUEST & JUSTIFICATION for a Rezoning and Site Development Plan Review and Waiver.
Assessors Parcel: 125-07-710-001

Dear Mr. Gebeke,

On behalf of our client, Ninety-Five Fort Apaches Complex LLC, VTN Nevada respectfully submits this letter and application for a Rezoning, Site Development Review and Waiver, in conjunction with an application for a Commercial development. The subject property is currently split zoned C-2 (General Commercial) and RE (Residence Estates), and is within the limits of the City of Las Vegas.

The subject property is master planned (SC) Service Commercial under the Centennial Hills Land Use Plan.

Zone Change Request

The applicant is requesting a rezoning from C-2 (General Commercial) and RE (Residence Estates) to C-1 (Limited Commercial). The total land area under review per this application for rezoning is 5.23 gross acres, and is proposed as a 50,100 square foot commercial development.

Site Development Review Request

The total land area under review per this application is 5.23 gross acres, and is proposed as a 50,100 square foot commercial development. The proposed project is designed for local commercial shops and offices, with contemporary retail architecture showing compatible scale, colors, roof lines and materials to the surrounding neighborhood. The project has interesting elevations and provides many opportunities for the future tenants.

The applicant is proposing 2 buildings with usable areas of 24,000 square feet for building # 1, and 17,100 square feet for building # 2. Building # 1 will also have 9,000 square feet on office space on the second floor, above the commercial space.

The proposed buildings will have a maximum height of 44 feet for building # 1 and 35 feet for building # 2. Project setbacks will conform to the minimums allowed by the C-1 zone as follows:

- 1. Front = 20 feet
- 2. Side = 10 feet
- 3. Street side = 15 feet
- 4. Rear = 20 feet



ZON-29419 SDR-29420
REVISED 09/25/08 PC

Exterior improvements includes a 15 foot buffer along Fort Apache Road and Horse Drive, and a 15 foot buffer along Sky Pointe Drive. Landscaping within the buffer areas will consist of larger (24") box trees at 1 per 30 feet along the northern, eastern and western property lines, and 1 per 20 feet along Horse Drive adjacent to the residential development to the south.

Waiver Request

The proposed development consists of 2 commercial buildings located along the northern and western property lines of the subject property. Title 19.08.050, Figure 13 requires "On corner lots, buildings must be oriented to the corner and the street front. Parking and curb cuts must be located away from the corner." The applicant is requesting a waiver to the above standards due to the triangular configuration of the parcel. The design is a traditional layout for the development, and as compensation, the applicant is proposing to construct a berm along both Fort Apache Road and Horse Drive. In addition to providing additional landscaping along both frontages to provide buffering of the parking areas located and the front of the development.

The applicant is also requesting a waiver/deviation from standard drawing 222A, to provide a partial driveway as shown on the proposed plans. The applicant is proposing to provide a (1/2) entrance along the northern property line. Due to site configuration, and building orientation, the required throat depth cannot be achieved.

The applicant believes this request is in accordance with the requirements of Title 19A, and respectfully request the City's approval of this request.

Should you have any further questions regarding this matter, please do not hesitate to telephone this office at 253-2431.

Sincerely,
VTN-Nevada



Jeffrey R. Armstrong, Senior Planner
cc David Shirit, Ninety-Five Fort Apache Complex LLC.
Chris Grubbs, PE.

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