

August 12, 2008

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

RE: **APN: 162-03-514-021**
Subject: A. Site Development Review
B. Extension of Resolution of Intent
C. Landscape Waiver
D. Parking Variance

Dear Mr. Steve Gebeke:

We respectfully submit this request for a Site Development Review on behalf of our client, Robert Lawson, for the property located at 1148 Maryland Parkway. The intended use for the property is "Professional Office," and the current General Plan designation for this parcel is "Office (O)". The owner is planning to construct a new building on this empty property. The total square footage will be 3,132 square feet. The building will be a split level design in order to comply with the Residential Proximity Slope Setback Requirement. This results in one floor above grade level and one floor partially below grade level where the Residential Proximity Slope will allow the building to be over 15'-0" in height, with the exception of vertical circulation. The new buildings will be Type V-B construction with stucco, concrete masonry and stone veneer exterior finishes. The new office building will complement and be aesthetically coherent with the character of the Huntridge Neighborhood.

This parcel has a zoning designation of "Residential (R-1)" with a current Resolution of Intent of "Professional Offices and Parking (P-R)." We would like to request that the Resolution of Intent be extended on this property so that the owner may have the time required to properly develop the site. The parcel located to the north of this site is currently zoned "P-R" and the parcel to the south "Designated Commercial (C-D)". This new office building will fit in with the commercial character of this section of Maryland Parkway.

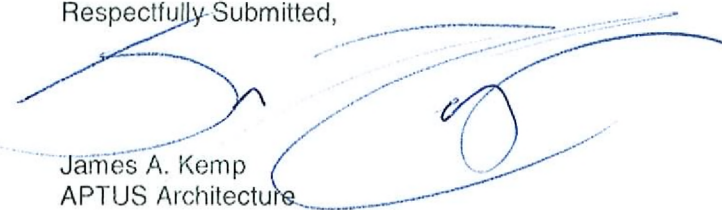
We would like to request a Rear Setback variance, a Side Setback variance and a Residential Proximity Slope Setback variance which will be necessary to make the new building viable for the owner to build. The Rear Setback would be reduced from the required 15'-0" to 8'-0" which is in accord with the existing Rear Landscape Buffer requirement where a decorative 6'-0" high masonry wall currently exists. The Side Setback along Maryland Parkway would be reduced from the required 10'-0" to 2'-1" (at the narrowest point). The Side Setback along the west side would be reduced from the required 10'-0" to 12'-4". The Residential Proximity Slope Setback variance asks to allow an extended 66 Square Foot landing at the top of the stair to the second floor which will not be used as occupied space.

In consideration of the existing conditions on this site, we would like to request a Landscape Buffer waiver. The Side Landscape Buffer would be reduced from the required 15'-0" to the existing 2'-1" (at the narrowest point) along Maryland Parkway where new landscaping will be added; and the Rear Landscape Buffer from the required 15'-0" to the existing condition of 8'-0" where a decorative 6'-0" high masonry wall currently exists. We would, further, like to request a side Landscape Buffer waiver on the west side of the property for the portion where parking occurs from the required 15'-0" to 0'-0" from the property line. This portion of the parcel is currently screened with an existing 6'-0" high decorative masonry wall and backs the neighboring property's drive-way. New landscaping will added throughout the site. This will give a landscaped feel to the site and create a stronger connection between the site and community.

Existing conditions, being as they are on this site, make it necessary for us to ask for a variance from the required parking. As a "Professional Office" the required parking for the site will be 11 spaces, while 7 spaces are being proposed for this site. One of the existing 7 parking spaces will be a van accessible parking space.

We respectfully request the above variances and waivers in hope of making the existing site and building financially feasible for the owner to develop while preserving the character and history of the surrounding neighborhood.

Respectfully Submitted,



James A. Kemp
APTUS Architecture

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