

September 10, 2008

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

RE: APN: 162-02-110-014
Subject: A. Site Development Review
B. Building Setback Variance
C. Landscape Waiver
D. Building Placement and Orientation Waiver
E. Parking Variance

To Whom it May Concern:

We respectfully submit this request for a Site Development Review on behalf of our client, Eli Mizrahi, for the property located at 1208 E. Charleston Boulevard. The intended use for the property is as a "Retail Shopping Center," and the current General Plan designation for this parcel is "Commercial (O, SC, GC)" and zoning designation of "C-2."

The owner is proposing to make improvements to the property which include the renovation of the existing structures for 17,000 S.F. of shell retail space and 16,120 S.F. of office shell and support space. In addition, new pad buildings are proposed to be built in phases along Charleston Boulevard, including 4,650 S.F. of shell retail and a 1,650 S.F. drive-thru restaurant. The new buildings will be Type V-B construction with primarily a stucco system exterior finish. All new materials and colors will be compatible with the historic nature of the existing Huntridge Theater.

We would also like to request a variance for the Front Building Setback, along Charleston Boulevard, to be reduced from the required 20'-0" to 15'-0" and the Street Side Setback, for the second floor additions and renovation of the existing building along Maryland Parkway, to be reduced from the required 15'-0" to 0'-0". This existing one-story structure currently has a 0'-0" setback.

Additionally, we would like to request a waiver allowing us to modify the size of the Landscape Buffers, including: the Front Landscape Buffer to be reduced from the required 15'-0" to 10'-0" along Charleston Boulevard; the Side Street Landscape Buffer to be reduced from the required 15'-0" to 5'-4" along Maryland Parkway, near the new retail building; the Interior Side Landscape Buffer from the required 8'-0" to 3'-0"; and the Rear Landscape Buffer to be reduced from the required 15'-0" to 3'-0" along the existing access drive. Per City of Las Vegas Planning Department code interpretation, we additionally request a waiver for the building placement of pad Building B. This request is based on Title 19.08.050.D.2.e.iii "Building Placement and Orientation," which permits this building to be located "at the minimum setback line, with the exception of additional width landscaping or a single drive-through lane." Due to the requested landscape waiver near pad Building B, the Planning Department has determined that a waiver is required at this location. It is our opinion that the requested placement of this building, in actuality, does more to achieve the intent of this code section by bringing the building edge closer to the building setback line and alignment with the existing adjacent building edges in the area. In addition to this, we would also like to request a waiver for the parking lot landscape fingers to only be provided at the end of parking rows as shown on the site plan.

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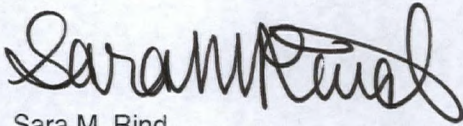
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Finally, we are requesting a variance to the required parking for this site improvement. As a "Retail Shopping Center" with more than five retail spaces and additional, compatible uses, the required parking for the site will be 158, while 136 are being proposed for this site. In addition, we request that the required 3 loading zones be reduced to 1, as shown on the site plan. The existing urban nature of the site, newly enhanced bus turnout along Charleston Boulevard, and surrounding pedestrian community causes us to anticipate this project will provide additional opportunities for people to work closer to their own homes, reducing the need for time-consuming commutes.

We respectfully request the above variances and waivers in hope of making the site and existing buildings financially feasible for the owner to develop and preserve the Huntridge Theater, a historic landmark building within its neighborhood and the Las Vegas valley. Our goal is to adaptively reuse as much of the existing structures, while preserving the character and history of the site, transforming it into a vibrant commercial hub in the area. Please consider this request as a positive impact on the City of Las Vegas and the surrounding neighborhood.

Respectfully Submitted,



Sara M. Rind
APTUS Architecture

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