



**Western US Contractors** LLC

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08-29-08

To: Department of Building & Safety  
Planning Department

**Project Name & Location:**

7<sup>th</sup> Street Office Building  
400-410 S. 7<sup>th</sup> Street  
Las Vegas, NV. 89101

Subject: Justification Letter for Variance

To Whom It May Concern:

Per Title 19A Chapter 19 – 19.08 Table 1 we respectfully request a variance to reduce the setback to zero where:

1. A minimum front yard setback of 20'-0" is required.
2. A minimum side yard setback of 8'-0" is required.
3. A minimum corner side yard setback of 15'-0" is required.
4. A minimum rear yard setback of 8'-0" is required.

Sincerely,

Dennis Stiles - Manager  
Western US Contractors, LLC  
[dennis@westernuscontractors.com](mailto:dennis@westernuscontractors.com)

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AUG 29 2008

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**VAR-29730**  
**09/25/08 PC**

September 04, 2008

To: City of Las Vegas  
Public Works/Traffic Engineer  
400 Stewart Avenue, Las Vegas Nevada 89101  
Attention: Jonathan Groppenbacher, Engineer Assoc. 1  
From: Kelvin Haywood, Assoc. AIA  
Project Name: 7<sup>th</sup> Place Office Building  
CLV Project #:

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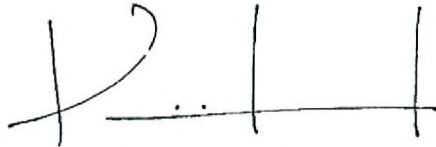
*CLARIFICATION LETTER*

Dear Jonathan,

Thank you for your review of the 7<sup>th</sup> Place Office Building project located on the Southwest corner of 7<sup>th</sup> and Chef Andre Rochat. While we vaguely display the owners intent on the submitted plan, there will be a gated access entry to the upper floors at the NW corner of the building leading from Chef Andre Rochat Street. The exit to the immediate west is a bi-pass exit that leads directly to the alleyway.

We respectfully ask that you accept this letter as clarification of the N.W. driveway function.

Thanks so much,



Kelvin D. Haywood, NCARB, Assoc. AIA  
President

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SEP 05 2008

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VAR-29730 SUP-29306,  
SDR-29051 09/25/08 PC

Architecture Design Construction Management