

Chi Riche

from the desk of Jean CR Serratore
Administrator

August 13, 2008

CITY OF LAS VEGAS
Planning & Development Department
City Hall, Second Floor
400 Stewart Avenue
Las Vegas, NV 89101

Attention : BEN STICKA
CLV Representative

Regarding : *Waiver of Downtown Centennial Plan
Waiver of Streetscape and Landscape Standards
Waiver of Build-to-Line Requirements
Waiver to allow a zero-foot separation from a residential use
Where 400 feet is required
Waiver to allow the use to be located on a local street where
A secondary thoroughfare is required*

Property Addresses: 708 So. Third Street, LV NV 89101
710 So. Third Street, LV NV 89101

Dear Mr. Sticka:

As you already know, I am the Administrator of Chi Riche and the property owner of both 708 So. Third Street and 710 So. Third Street. I am in request of an approval for a waiver of the following conditions:

1) *Waiver of Downtown Centennial Plan Streetscape Requirements*

The original plans for the building located at 710 So. Third Street was approved by the City in 1999.

The current building plans submitted will provide I dedicated handicapped space for Chi Riche. Another dedicated handicapped space will be provided for the Wedding Chapel.

2) *Waiver of Build -to -Line Requirements*

The original plans for the building located at 710 So. Third Street was approved by the City in 1999. The current plans that we are submitting for approval with respect to the renovations to the existing building do not

Chi Riche
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require additional square footage to optimize the space to within 5 feet of the sidewalk. We are projecting future expansions to the main building, depending upon the success of our initial business enterprise.

I am in request that the requirement for the Downtown Centennial Plan Streetscape be waived in favor of the building plans being present at the present time, and for the City Planning & Development to approve the plans as presented.

3) Waiver of perimeter landscape requirements

The original plans for the building located at 710 So. Third Street was approved by the City in 1999. Upon the completion of the building's renovations, landscaping was installed on the frontage of the building. The existing palm trees on the front of the building adjacent to the city's sidewalk are approximately 9 years old. There are 3 trees, averaging in height from 12 to 15 feet each situated at the building's frontage. The new trees are approximately 1 year old each. Although the palm trees do not fall within the parameters of a "shade" tree category, because of its age and ample foliage, they do provide sufficient shade. The building also has two clusters of fully grown sago palm trees, which also cast a shade to the façade of the building. The South side of the building adjacent to the neighboring wall also has several Mexican fan palms that offer some shade.

Although I am not impartial to the idea of planting additional shade trees to the front of the building in compliance with city landscaping codes, there is not enough available square footage to plant the new trees in. I do not think that it is reasonable to cut down the existing mature trees to replace them with new ones, since it is not eco-friendly, nor cost effective.

I am in complete agreement that any and all future improvements beginning from the point of my property lines outward to the street's curb shall be solely upon the City's discretion.

4) Waivers to allow a zero-foot separation from a residential use

The original front building was renovated in 1999, which existing structure basically has a zero-foot separation from a residential use. The construction expansion for this project will not require a build out to the existing building, leaving the perimeters at status quo. The renovations, as proposed in the current project at issue, will work with the existing structures, and minimally modify the front facade for optimum enhancement purposes, in true recognition of the nature of the business, which is that of a beautification salon & spa. I am in request that a waiver be approved, allowing us to continue to avail use of the current zoning for the property, of a C-2, and provide to us the necessary permits, because we are unable to comply with the requirements to provide an allowance of within 400 feet of separation from a residential use.

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5) Waiver to allow the use to be located on a local street where a secondary thoroughfare is required

The building is currently situated on 3rd Street, between Gass and Garces. Because of its current situation, a secondary thoroughfare is presently unavailable. We are in request that a waiver of this condition be granted, due to circumstances beyond the requestor's control.

If there are any other issues that you would need further clarification on, please do not hesitate to contact me.

Thank you for your usual prompt attention to this matter.

Sincerely,



JEAN CVR SERRATORE
Administrator

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