



KC CAMIS ARCHITECT

5125 WEST OQUENDO suite 1
LAS VEGAS NEVADA 89118
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To: City of Las Vegas Planning
Attn: to whom it may concern
Re: 4800 Serene

The owner of the property wishes to construct a CMU building with a small 2 story office and the remainder of the space as storage. The owner is a small electrical contractor with a small office need and a larger storage need (small inventory for use on jobs and tools). The total area of the building will be roughly 4800 sf. The property is zoned C2 and is adjacent to several C2 zonings and RPD10. Access to the property is off of Serene, and as such, will minimize impact to traffic on Lone Mountain. A landscape buffer is being provided adjacent to Mountary and the RPD10 zone. No variances or waivers of development standards are being requested. It is the opinion of this office that the proposed building is a very appropriate use for both the property and location.

Sincerely

KC Camis, Architect

SDR-29641
10/09/08 PC