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November 17, 2008

Planning Commission
Planning & Development
City of Las Vegas
731 S. Fourth Street
Las Vegas, Nevada 89101

Re: Response to Staff Recommendations
SDR #30288, ZON #30261, VAR #30267
216/220 South Jones

Esteemed Commission:

Please be advised that this firm represents ARG JONES I, LLC, in regards to the above noted requests scheduled for hearing on November 20, 2008 at 6:00 p.m.. Pursuant to the Commission's direction, please find enclosed:

- A. Written approval of the project from the four residential neighbors to the east,
- B. Updated pictures showing the fencing and cleaned up area, and
- C. Pictures of neighboring buildings to demonstrate the colors and "pop-outs".

In addition, while we can agree to the vast majority of the recommendations of Staff, there are a few that should not be required and/or are in need of further clarification as noted below;

1. Agree
2. Agree
3. Agree
4. Agree
5. Agree
6. Staff Recommends: "Revised elevations shall be submitted to and approved by the Planning and development Department prior to the time application is made for a building permit to reflect compliance with Title 19.08-050D Standards for Architectural Character and Materials. The use of offsets, pop-outs and/or other

Submitted after final agenda

Date 11/20/08 Item 23-25

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architectural features to provide visual interest shall be incorporated into all facades to provide a coherent design for the entire building.”

Response in clarification: The front and back elevations have six (6) different elevation planes with the sides having two. There are three major color schemes on the front and rear with a stone aggregate curved face. All windows and doors that are not anodized store front tinted glass metal framed have “pop-outs” of MFS board stucco with a contrasting colors similar to its neighboring buildings to the north and south. We feel the design of this building far exceeds the quality and appearance of other surrounding buildings.

7. Staff Recommends: “A technical landscape plan, signed and sealed by a registered architect, landscape architect, residential designer or civil engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner. The landscape plan shall include irrigation specifications.”

Response: Nevada revised statutes and the Nevada State Contractors Board have designated B-2 General Contractors as qualified design professionals for landscaping design in the State of Nevada. More than ample and appropriate landscaping has been noted on the submitted plans. To require a landscape architect for this project is an unnecessary cost and burden in a project already well over budget. We ask that this recommendation be waived.

8. Agree

9. Agree

10. Staff Recommends: “A minimum six-foot high screen wall with 25% contrasting materials shall be provided along the east perimeter if the existing screen wall is insufficient to meet the requirements of Title 19.12.075.”

Response in clarification: There is an already existing six-foot high wall around the entire project, except for the western boundary running along Jones and approximately 25 ft from Jones along the north and south property line which taper down to two-feet to meet line of site oncoming traffic issues. The wall already has a decorative cinder block second from the top. These are common walls owned with the neighboring properties and meet the requirements of Title 19.12.075

11. Agree

12. Agree

13. Agree

14. Agree

15. Agree

16. Staff Recommends: “The applicant shall work with staff to determine what mapping action is needed to remove the lot line between the existing properties. Such mapping action shall occur prior to approval of civil improvement plans for the site.”

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Response in Clarification: Applicant Agrees to this condition and has already paid Zone Engineering which Applicant believes has already been completed.

- 17. Agree
- 18. Agree
- 19. Agree
- 20. Agree
- 21. Agree
- 22. Agree

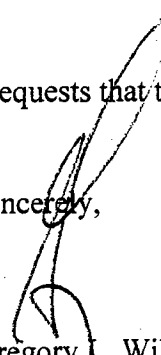
23. Staff Recommends: "Meet with the flood control section of the department of public works for assistance with establishing finished floor elevation and drainage patterns for this site prior to submittal of construction plans or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainage ways recommended by the flood control section."

Response: The civil plans show the finished floor elevation at 18 inches higher than the top of the crown of the street which satisfies public works requirements thus avoiding flood control section involvement.

- 24. Agree

Based on the foregoing, the Applicant requests that the Planning Commission approve the three requests as noted above.

Sincerely,


Gregory L. Wilde, Esq.

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GLW/car
Enclosures

“A”

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To Whom It May Concern:

We met with an agent for the owners of the property at 216/220 South Jones and reviewed the tentative construction plans. We do not oppose the proposed setbacks or building dimensions and would like the project to be approved.

DATED this 15th day of November, 2008.

Janet E. McGreary
Printed Name(s)

Janet E. McGreary
Signature(s)

213 S. Mallard St.
Address

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To Whom It May Concern:

We met with an agent for the owners of the property at 216/220 South Jones and reviewed the tentative construction plans. We do not oppose the proposed setbacks or building dimensions and would like the project to be approved.

DATED this 15 day of November, 2008.

Jaumea Morse

Printed Name(s)

Jaumea Morse

Signature(s)

217 S. Mallard St.

Address

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To Whom It May Concern:

We met with an agent for the owners of the property at 216/220 South Jones and reviewed the tentative construction plans. We do not oppose the proposed setbacks or building dimensions and would like the project to be approved.

DATED this 16th day of November, 2008.

Kenneth Hanson
Printed Name(s)

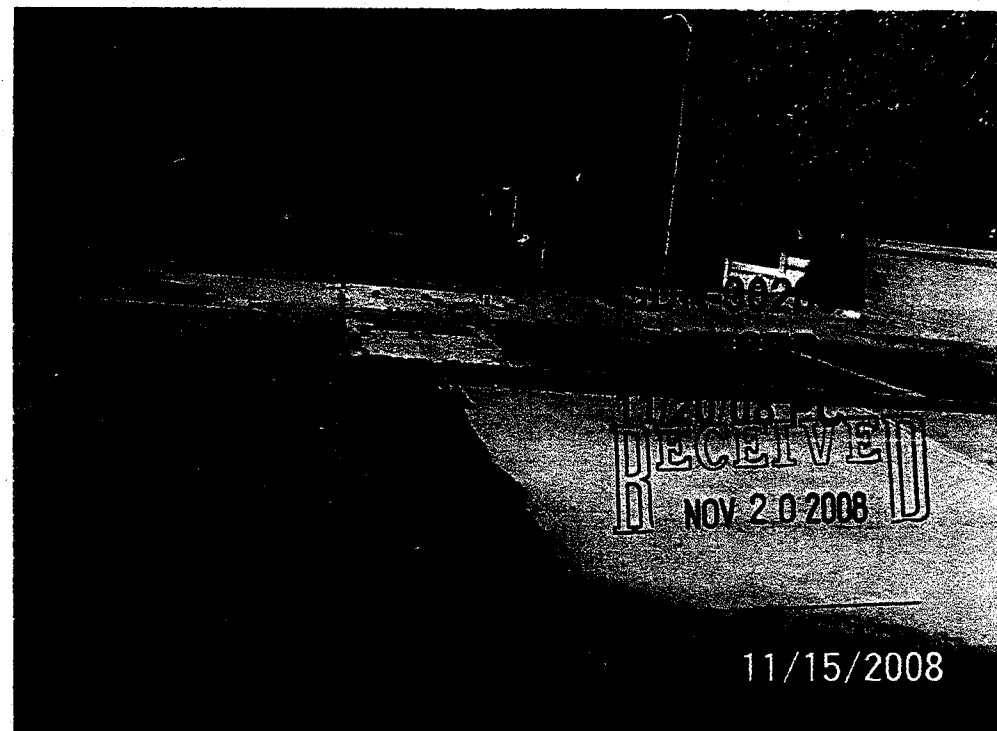
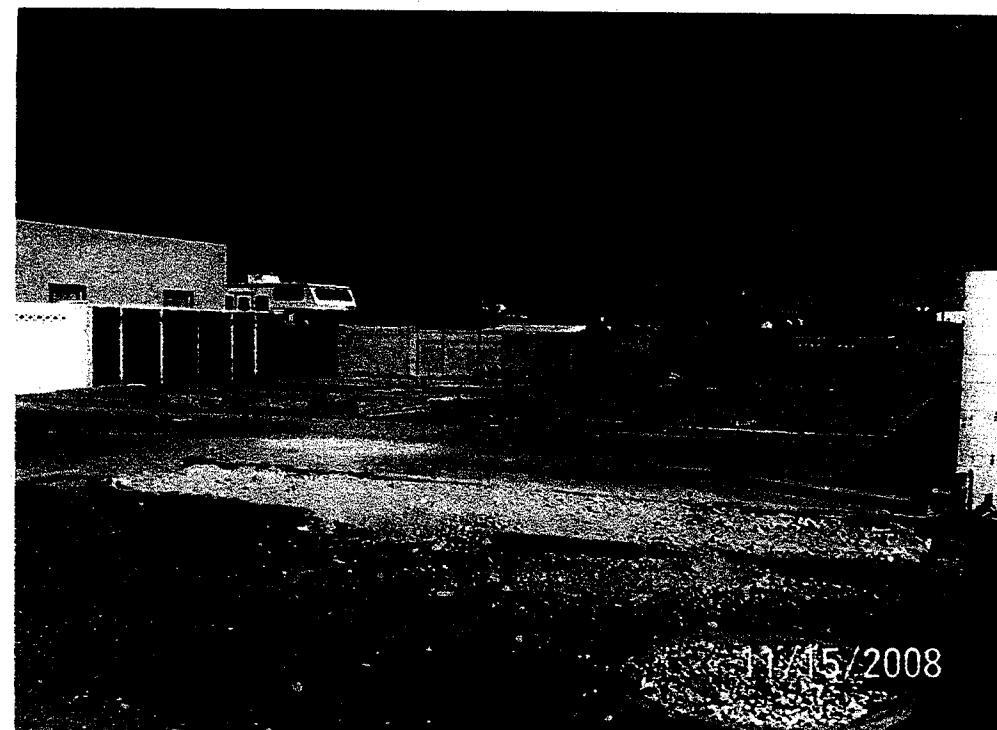
[Signature]
Signature(s)

221 S MALLARD
Address

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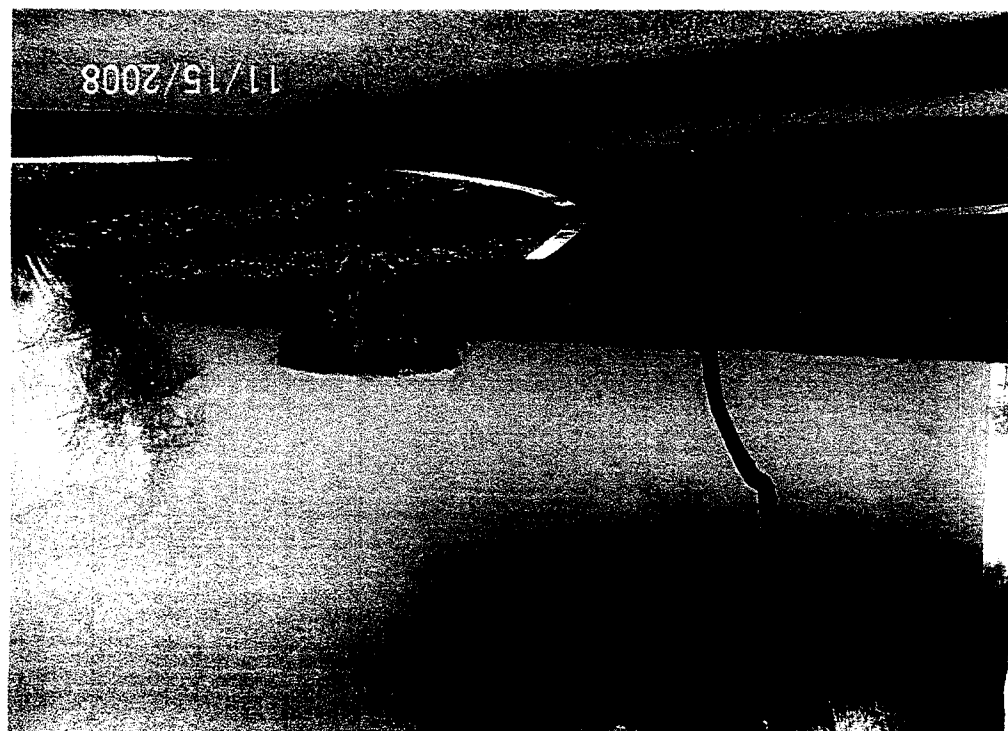
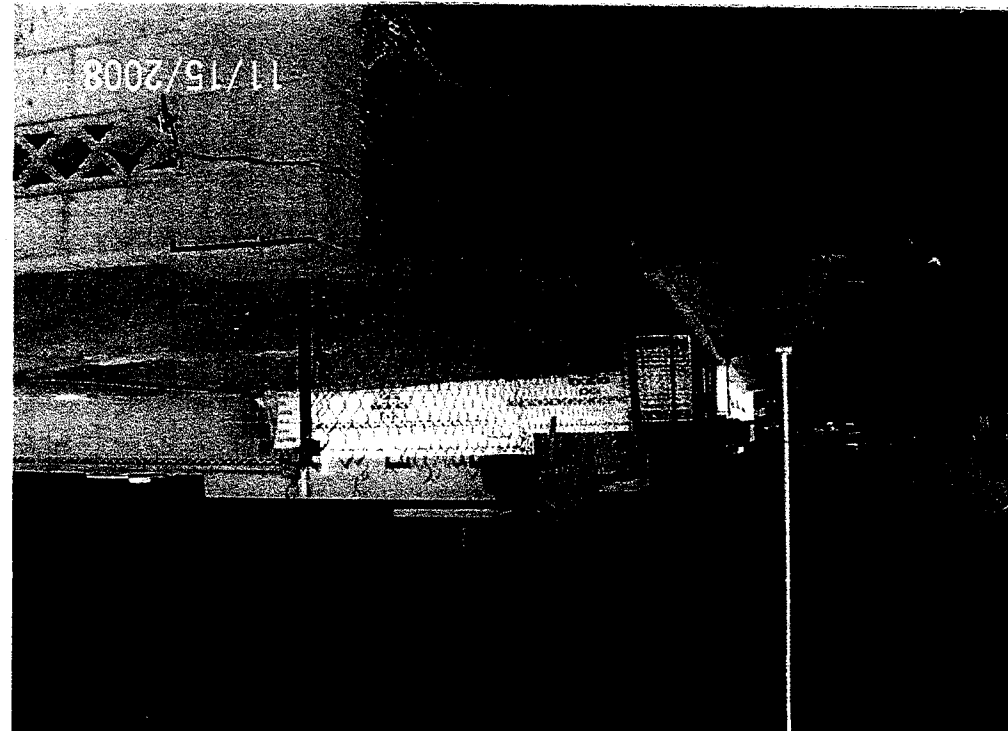
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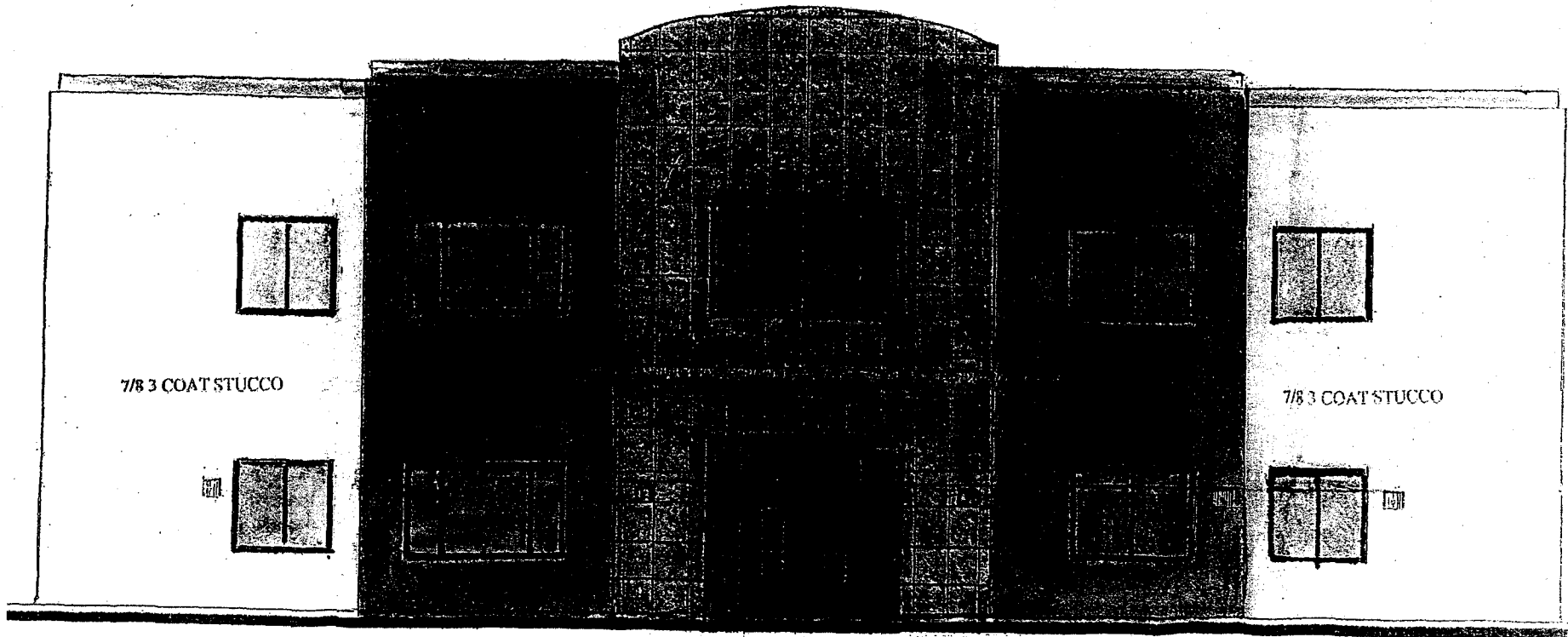


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