



Western US Contractors LLC

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08-29-08

To: Department of Building & Safety
Planning Department

Project Name & Location:

7th Street Office Building
400-410 S. 7th 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

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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: 7th Place Office Building
CLV Project #:

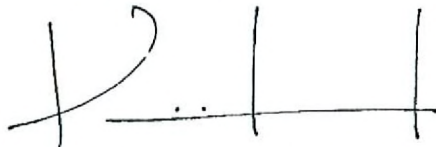
CLARIFICATION LETTER

Dear Jonathan,

Thank you for your review of the 7th Place Office Building project located on the Southwest corner of 7th 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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Architecture Design Construction Management