



August 5, 2008

Planning and New Development
Development Services Center
City of Las Vegas
731 S. Fourth Street
Las Vegas, NV 89101

**RE: DROBKIN DRIVEWAY AT NEC EASTERN AND MESQUITE
APN 139-36-110-004 and 139-36-110-039**

To Whom It May Concern:

On behalf of Bill Drobkin, the owner of the above parcels, Summit Engineering is requesting a waiver of conditions and a variance.

The owner would like to have the following condition waived:

“The site plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect the elimination of access to Mesquite Avenue and to provide three additional parking spaces along the Mesquite Avenue frontage for a total of 39 required parking spaces. If the three additional spaces are not provided, the applicant shall submit a variance application for parking, to be approved by City Council.”

The above condition is Condition #3 (of SD-0041-02 Site Development Plan Review City Council Meeting of November 6, 2002 related to U-0119-02).

The owner initially agreed to the condition and the building addition was subsequently permitted and constructed. However, the recent development immediately to his north and the addition of new tenants has created problems that he believes would be mitigated by the addition of a driveway on Mesquite Avenue as he originally planned.

Upon construction of the commercial development to the north, the alley behind Mr. Drobkin's retail building and continuing behind the 4-plexes to the east of the subject parcels has been signed as one-way. The trash pickup will no longer pick up his trash from the trash enclosures at the rear of the building and Mr. Drobkin and his tenants have to wheel their trash to the curb like a residential pickup.

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Another issue is that the parking lot has only one entry and exit and with the tax service and retail in the building, this causes some issues with traffic in the parking lot – in particular around the recent tax deadline.

The owner believes that both of the above issues could be solved by adding a driveway along Mesquite Avenue. Therefore, he is requesting that the original Condition #3 be waived so that he can construct a driveway along Mesquite Avenue. In order to construct the driveway, the parking will be reduced to 33 parking stalls (see attached displays with revised site plan and parking calculations). Since 39 parking stalls are required (per U-0119-02), a variance is also requested at this time.

I met with Ozzie with Las Vegas Fire Department on June 13th to talk to him about the driveway situation. The existing site does not allow for a fire truck to enter the site and exit the site. Ozzie said that he would support an additional driveway because it would improve his fire access from the current situation. So fire department supports the additional driveway.

The additional driveway will improve the traffic flow in the parking lot and allow for a trash pickup more appropriate to a commercial development.

Please feel free to contact the undersigned with any questions or concerns.

Thank you.

Sincerely,

Amy Poechmann, PE
Project Manager



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