



elevated architecture

October 20, 2008

City of Las Vegas
Current Planning Division
Development Services Center
731 South 4th Street
Las Vegas, NV 89101

Re: 515 Shadow Lane (UMC Pinto Lane Campus Parking Lot)
Justification Letter / Project Description
JMA No. #200703310

Apn: A Portion of 139-33-305-023, 139-33-305-011 and 139-33-305-013

Dear Sir or Madam:

We are requesting a Site Development Plan Review for the development of a parking lot. The parking lot has a total of 70 spaces. This parking lot will be located within an existing parking lot located on Kenyon Place and Desert Lane. Presently this piece of the parcel is a dirt lot. The General Plan designation is Non-Profit Government and the site is zoned PD.

The plan is in conformance with the Medical District Type "B" Streetscape Standards on Kenyon Place and Desert Lane with a 10'-0" wide sidewalk and a 10'-0" wide landscape buffer. We will be placing tree grates at each street tree as well as one (1) bench on Kenyon Place and one (1) bench on Desert Lane. Due to the required bulb condition at Kenyon Place, the parking bay orientation cannot be revised to allow the parking to be perpendicular to the existing buildings to the south of the parking lot.

The Owner will be attaining a joint access agreement between the three (3) parcels of land.

If you should have any questions regarding this application, please do not hesitate to call our office.

Thank you.

Sincerely,

Theresa M. Labus, AIA
Project Manager

SDR-31229
12/04/08 PC