

12.04.08
planning & development
development services center
city of las vegas

re: variance
de castroverde law
las vegas, nv
apn: 162.02.115.134

this submittal is to request a variance from the residential adjacency standard and building setback requirements for a two story office building at the above referenced site. despite the odd shape of the lot and its small size, we were able to provide the parking at the rear of the site, inline with the preferred city standard. we did this by placing the building close to the right-of-way. this resulted in one of the strong points of this proposal, more parking than is required. with both properties owned and operated by the same company, this provides additional parking for their existing building to the south of the proposed site.

even with the building pushed close to the right-of-way, we still need to request a reduction of the residential adjacency standard from the 96'-0" required for our building's height to 43'-0". in addition, we would like to request a reduction of the required front yard setback from 25'-0" to 5'-0" along francis avenue and a reduction of the corner side setback from 15'-0" to 7'-0" along maryland parkway. it is worth noting that the constructed state of francs avenue actually results in our building being 12'-0" from the back of the existing sidewalk (the typical location of the property line) while the existing building is only 7'-0". so, we will actually be 5'-0" further from the right-of-way than the existing building.

just two years ago our client undertook a substantial remodel of their existing building at 1149 s. maryland parkway, directly adjacent to this site. through their efforts, they contributed to the improvement of the visual character of the properties that surround the recently improved circle park. in the short time since that undertaking, our client has acquired the subject property and are actively pursuing its redevelopment. this is a clear indication of their dedication to the huntridge neighborhood and to the city of las vegas. if approved, this project will greatly contribute to the viability of their business and the surrounding properties for years to come.

the proposed use complies with applicable provisions of the general plan; is compatible with adjacent uses in terms of scale, site design and operating characteristics; and will not cause substantial diminution of the value of other properties in the area it is located. public safety, transportation and utility facilities/services will be available to the subject property having no effect on the availability of the same services to existing adjacent development.

please call if you have any questions or need additional information

thank you,

j. david ellertsen