

October 20, 2009

City of Las Vegas
Planning and Development Department
731 South 4th Street
Las Vegas, Nevada 89101

RE: **APN: 162-05-511-008**
A. Site Development Review
B. Parking Variance
C. Lot Coverage Variance
D. Landscape Waivers

To Whom it May Concern:

We respectfully submit this request for the aforementioned applications on behalf of our client, David Bustan, for the property located at 2511 W. Charleston. The intended use for the property is as a "Business Office" for Home Health Agency. No patients will be at this location, The current General Plan designation for this parcel is "Office (O)" and zoning designation of "C-D".

We would like to request a Site Development Review for this project. The owner is planning to make improvements by creating a 4,999 square foot structure used for leasable office area for a home health agency. The building will be Type 5-B construction with stucco system exterior finish. The site is accessed from two existing pan style driveways along Charleston. The owner is requesting that these driveways remain.

We are also requesting a variance of the commercial development standards to allow fifteen (16) parking spaces where seventeen (17) parking spaces are required due to the site configuration and circulation. We are also requesting 60% compact space, where 30% is allowed. These properties along Charleston were formerly residential lots and are very small and narrow. To get the visibility needed for the building, parking has been placed in front and at the rear of the site. Also, the site has been designed with safety in mind allowing employees to circulate around the building via one-way drives.

A variance of Title 19 Section 19.08.050.C Table 1 to allow 34.8% lot coverage where 30% is the maximum is also being requested due to the size and configuration of the site.

In addition, we are requesting the following landscape waivers: To allow a landscape buffer of 6'-0" where 15'-0" is required adjacent to the right of way, to allow a landscape buffer of 0'-0" where 8'-0" is required on the east and west property lines, to allow a landscape buffer of 0'-0" where 15'-0" is required on the south property line, and to allow zero finger islands where 4 are required.

We are anticipating this project will provide additional opportunities for people to work closer to their own homes which would reduce the need for time-consuming commutes. Please consider this request as a positive impact on the City of Las Vegas and the surrounding neighborhood.

Respectfully Submitted,



Kristen G. Neuman, AIA
APTUS Architecture

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11/05/09 PC