

DB



C O N S T R U C T I O N

LICENSE # 0068902

February 2, 2011

Yorgo Kagafas, AICP
City of Las Vegas – Planning & Development
731 South Fourth St.
Las Vegas, NV 89101

Re: **JUSTIFICATION LETTER – 717 S. 8th Street**

It is the property owner's intent to rezone the existing R-1 Single Family Residential zoned property to P-R Professional Office. The property owner intends to occupy the property as the tenant where they will conduct their daily business operations. There will be +/-3 full time employees with standard 8am to 5pm business hours.

A Variance for Parking is being requested. The intent is to convert the yard area on the east of the property to a parking lot. This will require ingress and egress to the lot from the alley that runs along the rear property line.

A Variance for the Screen Wall is being requested. A 6' screen wall at the property line would greatly detract from the historic residential feel of this neighborhood.

A Variance for a reduced lot width is being requested. The existing lot width is 49' where 60' is being required.

A Waiver is being requested to allow zero perimeter landscape buffer where eight-feet is required.

An Exemption is being requested to allow two (2) trees on the South perimeter where seven (7) are required; to allow four (4) trees on the North perimeter where five (5) are required; to allow one (1) tree on the West perimeter where two (2) are required and to allow zero (0) on the East perimeter where two (2) are required.

Sincerely,

Jeffrey G. Goltra

**ZON-40756 VAR-40757
VAR-40758 VAR-40876
SDR-40759 REVISED**

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