Affordable Concepts, Inc.
General Contractor

LICENSED GENERAL CONTRACTOR #57821AB (unlimited) & #23287B (unlimited)

2975 W. Lake Mead Blvd. North Las Vegas, Nevada 89032
Phone (702) 399-3330 Fax (702) 399-1930

Justification Letter

This application is for a Site Development Review of 2400 West Charleston Blvd. (APN # 139-32-802-026) based on the demolition of the existing 5,864 sf. office building and building a new 4,939 sf medical office building. The original structure built in the late 1950's was residential with a firt craw space below and then changed to commercial with a slab on grade addition on the south side of the building. Due to the 12" difference in floor elevation between the original structure and the addition, any new interior build out would be nearly impossible to construct and meet the current ANSI requirement for accessibility. The existing structure is old, and does not blend in with the new surrounding buildings without major exterior renovations. The existing building had been for sale for a long time and has been completely vacant since March of 2011.

The new medical office will have +/- 7 employees and the hours of operation will be from 9:00am to 6:00pm Monday through Saturday. San Carlos Medical currently leases a space for their existing office at 1815 E. Lake Mead Blvd., suite 200 North Las Vegas, Nevada. The only licensing required is a Nevada State Medical License which they currently hold at their current facility.

The proposed building will not be participating in the Green Building Program, will not be built to LEED standards, nor utilize any alternative energy sources. The site currently has connectivity for automobiles and pedestrians by means of the access easements along the West and North property lines. This project is not anticipating using any sustainable construction, will not provide for any bicycle parking or electric vehicle recharging facilities.

Emerald RE, LLC has been attempting to purchase the property and build the proposed new building for +/- 6 months, however, due to ever changing requirements from the original lender, the buyer had to finally switch lenders to get funded. San Carlos Medical will be the occupant of the building once complete and currently leases an office space in North Las Vegas, the lease is set to expire in February of 2012 which is imposing very tight time constraints to get this project approved and built.

The budget and time for this project is very limited, therefore, we are asking for the ability to use as much of the existing site improvements as allowed. The existing "curb cuts" when originally constructed met the standards at the time, however, they do not meet the latest standards, but appear to meet the needs of the site. The existing West curb cut is 32' wide and is shared between this property and the west adjacent property and can accommodate two-way traffic with a 24' drive isle to be maintained. The existing East curb cut is 23'6" wide and marked with and entrance only sign, once on the property there will be a 24' drive isle to the rear parking. We plan to eliminate all of the existing angled parking along the East property line from the South up to the existing trash enclosure, which will allow us to provide the 24' drive isle and increase the landscaping along that property line to 12' instead of the required 8'. There is currently one section of double row parking that is only marked with lot striping, we propose to add an additional parking landscape island in this location to match the existing parking islands to the North and meet the parking/landscaping requires as close as possible. All of the new parking areas will meet the size requirements as required and the existing parking spaces along the south side of the south existing parking island will be increased to meet the latest size

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requirements. The north side of that same landscape island and all spaces at the existing islands to the north currently do not meet the depth requirement and can not be increased as required because that would decrease the existing 24' drive isles to +/- 20'.

Due to the existing access easements along the West and North property line, it is not possible to meet the minimum 8' property line landscaping requirement, however, since we are adding the parking landscape island, have increased a portion of the East property line landscaping to 12' and the front landscaping is 25', we feel the site will satisfy the intent of the requirements adequately.

Sincerely,

James E. Ash
Representing the Property Owner
Emerald RE, LLC

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