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APR 23 2009

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April 20, 2009

VIA HAND DELIVERY

City of Las Vegas
PLANNING & DEVELOPMENT DEPARTMENT
731 So. Fourth Street
Las Vegas, NV 89101

Re: *Amended Justification Letter – Scott Ashjian*
Site Development Review & Variance
APN: 138-03-602-007 & 008

To Whom It May Concern:

Please be advised this office represents Scott Ashjian (the "Applicant"), in the above referenced matter. The Applicant is requesting a site development review for property generally located between US 95 and Balsam, more particularly known as assessor's parcel numbers 138-03-602-007 & 008 (the "Site").

The Site is zoned industrial. The Applicant is requesting a site development review for two existing office buildings with outside storage behind the said office buildings. The buildings are 2750 square feet and 2150 square feet, respectively. Both buildings are approximately 34' in height. The Site meets all parking. In conjunction with the site development review, the Applicant is seeking a waiver to reduce landscape requirements, exception for number of trees and a landscape berm.

The Applicant is in the process of assembling several parcels adjacent to the Site for the purpose of developing a mixture of office and industrial uses. In conjunction with the site development review, the Applicant is requesting a variance to allow a chain link fence where a block wall is required on the northern property line of APN: 138-03-602-007. The adjacent property, APN: 138-03-602-006, is currently zoned residential. The Applicant is in escrow to close on the adjacent property. After closing, the Applicant will seek to pursue annexation of the adjacent parcel and a zone change that is compatible to the area.

Upon planning commission approval, the Applicant will file a reversionary map and seek all applicable permits.

We thank you in advance for your time and consideration of this application. Should you have any questions or concerns, please contact us.

Sincerely,

KUMMER KAEMPFER BONNER RENSCHAW & FERRARIO


Anthony J. Celeste

AJC/dmf



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