



RAFI

PLANNING ARCHITECTURE URBAN DESIGN

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5/27/2009

Planning and Development
Development Services Center
731 South Fourth Street
Las Vegas, NV 89101

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MAY 28 2009

To whom it concerns:

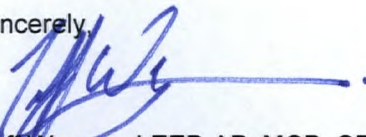
Re: Mexican Consulate Addition and Renovation
Site Development Plan
823 South 6th Street
Las Vegas, NV 89101
Assessor's Parcel No: 139-344-10-204, and 139-344-10-205
Zoning: C-1

The Mexican Consulate has purchased the property at the above referenced address, which it plans to renovate for use for the Consulate activities that are currently housed on Fourth Street. The proposed plan is to add approximately 3200 sqft to accommodate waiting area needs, while the existing structure will be renovated to function as private office and meeting spaces. In addition, the adjacent vacant lot has been purchased and will be developed as parking for the consulate. The project meets the majority of the provisions of the City of Las Vegas Downtown Centennial Plan for Downtown South District. We would like to request a wavier of requirement C 1 a. setback. This provision requires 70% of the first story façade align along the front property line. To comply with this provision the addition to the building would need to occur along sixth street. Based on the required space needs of the proposed project, locating the addition in that configuration would be highly disruptive to the day-to-day operations of the Consulate. In an attempt to meet the intent of this provision we have provided covered parking and an arcade. A covered arcade will be added to the South and East of the existing building in order to provide a shaded overflow waiting area. A five foot wide amenity zone and ten foot sidewalk will be provided along the Hoover and Sixth street sides of the project. The parking area will be screened by the standard centennial fence. We feel the proposed project meets the intent of the Centennial Plan. Please see the attached plans for more information.

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Sincerely,



Jeff Wagner, LEED AP, MCP, CDT
Assistant Project Manager

SDR-34462
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06/25/09 PC

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