

RL
R. LUCERO & ASSOCIATES, INC.

Consulting, Engineering, Planning & Design

June 29, 2009

City of Las Vegas Planning and Development Department

RE: SHERIDAN STREET PROPERTY – OFFICE AND WAREHOUSE

To Whom It May Concern:

On behalf of the Josephs Family LP, I am requesting your approval of a Site Development Plan for APN: 162-08-303-019, a 1.75 acre parcel, zoned "M" (Industrial) in order to construct two buildings; one (1) Permanent 10,000-SF Office Warehouse, and one (1) Semi-temporary 2160-SF office trailer. The office trailer will be placed onsite for approximately three (3) to five (5) years, until a new structure can be built.

The proposed development is located on the east side of Sheridan Street, south of Meade Avenue and north of Sirius Avenue, Las Vegas, NV. Josephs Family LP proposes to construct the office/warehouse on the south portion of the property and place the office trailer north of that location. The two buildings will be utilized by a scaffolding business. The remaining area will be used for open storage of their supplies. The maximum density for this project is projected for the permanent structure is 1.14 DU's/Ac. Parking and landscaping will be provided per "Title 19" code requirements.

We understand that a requirement for this development is the construction of full offsite street improvements. Our review of Sheridan Street shows that the existing street improvements are substandard and that eventually the entire street will have to be reconstructed to meet code. We also note that construction of full offsite improvements adjacent to our site at this time would not be of great value, and therefore we are in favor of entering in a "Covenant Running With The Land", to pay our fair share of the cost of the improvements, in the future. We are requesting a waiver of the street improvement in favor of the covenant.

Additionally, we request a waiver of the required perimeter landscape strips as follows. The front landscape strip adjacent to Sheridan Street to be 10-ft wide, where 15-ft is required, and waiving the requirement for the interior sides and rear landscaping all together. The adjacent parcels are developed but do not meet this requirement. We feel that in this industrial area side and rear landscaping provide absolutely no aesthetic value. As shown on the Landscape Plan we intend to provide landscaping at the parking area as required by code.

A new combined cmu/wrought iron screen fence with two (2) wrought iron gated entries will be constructed along the inside landscape boundary adjacent to Sheridan Street. The existing chain link fences along the side lot lines are screened and will be left as they are. The rear yard is currently screened by the existing, building, on the adjacent parcel, and a new fence would have no value.

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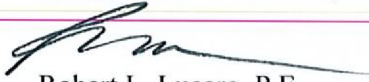
Utilities are readily available in Sheridan Street for this project and drainage issues will be addressed as required. Plans are attached for your review.

Note: Addresses have not been dedicated for this project. The addresses shown on the plans are those that the owners will request.

We ask that you consider this request and approve this development as proposed.

If you wish to discuss this matter further, please don't hesitate to call me at (702) 362-7952 or (702) 277-4937

Respectfully yours,
R. Lucero & Associates, Inc.



Robert L. Lucero, P.E.

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