

MEMO 01: JUSTIFICATION LETTER

Project Name: SPICER ZONE CHANGE

Date: 05Aug09

Project #: 12680427.04

Location: @ 708 South Jones Blvd., Las Vegas, NV. 89015

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Architect Phase #: 03

Type: ☐ Conference ☐ Teleconference ☐ Research Report ☒ Other:

Mr. Gareth Spicer requests for a Site Development Review (SDR) of the property at 708 South Jones for the following reasons:

1. Mr. Spicer wishes to continue operation of a computer repair business at the aforementioned site. The facility will only be used as an office (administrative work) only and no repair work is being performed on site.
2. Consistent with Neighborhood Development: This residence is located along Jones Blvd. were the current zoning is a P-R zoning were residences are currently being operated as businesses.
3. This property has been submitted and approved for Site Development Review (SDR-5770) and Rezoning (ZON-5769) in 2005. Resubmission of the same SDR application is required for the existing approval expired.
4. Due to the existing site conditions, a waiver for the required landscaping is being requested on both sides of the building due to minimal lot size and the possibility of causing structural damage to the existing building footings and foundation for the watering requirement of the plants that can and will damage the existing building footings. Improved landscaping will be provided as per the submitted landscape plan. All existing and/or new landscaping areas shown on plans will receive rock ground cover. The existing buffer on the north side is 7'-10" and 6'-2" on the south side where 8'-0" is required.

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