



October 19, 2009

Development Services Center
Department of Planning & Development
731 South Fourth Street
Las Vegas, NV 89101

**RE: Request for Site Development Plan Review
Department of Veteran Affairs Outpatient Clinic**

To whom it may concern,

Acquest Vegas LLC is requesting a Site Development Plan Review by your Planning Commission for a proposed outpatient clinic for The Department of Veterans Affairs (VA). The site is located on 8.57 acres of vacant land at the Southeast corner of Rancho Drive and Alexander Road in the City of Las Vegas, Nevada. It is VA's goal to provide veterans within the Las Vegas Valley with excellence in patient care, benefits and customer satisfaction. The VA is dedicated and committed to helping veterans get the services they have earned.

The proposed site consists of three parcels: Assessor Parcel # 138-12-102-001, Assessor Parcel # 138-12-102-002, and Assessor Parcel # 138-12-110-011. The site plan consists of a 32,700 s.f. building with vehicular and pedestrian access from both Rancho Drive and Alexander Road. The proposed use is permitted within the property's current C-2 zoning designation. A total of 363 parking spaces (including 14 ADA) are planned with employee parking being separated from the patient and public parking areas.

As part of this application we are requesting two waivers:

Title 19.08.050 (De) – "Buildings on corner lots should be oriented to the corner and to the street fronts...". The site plan requirements of the VA require setbacks from public roadways for security reasons. The building is placed on the parcel based on these minimum setback requirements imposed by the VA.

**SDR-36432
12/03/09 PC**

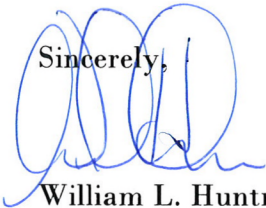
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Title 19.10.010 (J.11.a.ii.) – “Interior landscape islands shall be provided...at a ration of one landscape island for every six parking stalls...” The site plan follows this code with the exception of the perimeter parking stalls which abut to landscape buffers.

We look forward to presenting this development to the Planning Commission in the upcoming months. Please do not hesitate to contact the undersigned with any questions that may arise.

Sincerely,



William L. Huntress
Managing Member
Acquest Vegas LLC

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