

JUSTIFICATION LETTER

THIS LETTER IS TO JUSTIFY THE APPROVAL OF A ZONE CHANGE AND AN SITE DEVELOPMENT REVIEW. THE PARCEL WE ARE REQUESTING TO PR ZONING IS LOCATED AT 216 NORTH LAMB BLVD. #140-32-310-003. THIS PARCEL IS CURRENTLY ZONED R-1. OUR REQUESTED WOULD BE FOR A PR ZONING THE PARCEL TO THE NORTH IS CURRENTLY ZONED PR LOT 2, 140-32-310-002. THESE BOTH PARCELS ARE OWNED BY THE SAME PARTY. THEY ARE REQUESTING THE REZONING SO THEY MAY EXPAND THEIR EXISTING MEDICAL OFFICE TO FURTHER EXPAND THEIR MEDICAL BUSINESS PRACTICE. THE OWNER ALSO HAS AN EXISTING OFFICE AT 2832 EAST LAKE MEAD IN NOTRTH LAS VEGAS. THE HOURS OF OPERATION WOULD BE MONDAY THRU SATURDAY FROM 9 AM TO 6 PM. THE OFFICE EXPANSION WOULD EMPLOY NO MORE THAN 5 PEOPLE. THE OFFICE AT 220 NORTH LAMND BLVD CURRENTLY EMPLOYS 2 PERSONS. THE EXISTING BUILDING ON SITE WOULD BE REMODELED TO MATCH THE APPEARANCE OF THE EXISTING OFFICE BUILDING TO THE NORTH. WE WILL ALSO BE EXPANDEDING THE BUILDING BETWEEN THE TWO STRUCTURES TO MAKE ONE TOTAL WE HAVE HIRED AN CIVIL ENGINEER TO DO THE REVERSIONARY MAP FOR THE SITES. WE ARE WAITING FOR THE APPROVAL LETTER FROM REPUBLIC TO KEEP OUR CURB SIDE TRASH PICK UP FOR OUR SITE. THE FRONT EXISTING WALL WILL BE REMOVED FROM SITE TO ALLOW FOR LANDSCAPING. DO TO THE SIZE OF THESE LOTS WE WOULD LIKE TO HAVE A WAVIER TO REDUCE THE REQUIRED LANDSCAPING REQUIRERMENTS. ZERO FEET ON THE NORTH PROPERTY LINE WHERE SIX FEET IS REQUIRED. ZERO FEET ON THE EAST & SOUTH PROPERTY LINES WHERE EIGHT FEET IS REQUIRED. EIGHT FEET ON THE WEST PRPERTY LINE WHERE FIFTEEN FEET IS REQUIRED ALONG WITH THE 24" BOX TREES AT THIRTY FEET ON CENTER ARE REQUIRED. WE WOULD ALSO LIKE TO HAVE A WAVIER TO KEEP THE MECHANICAL EQUIPMENT AS EXISTING ON THE ROOF OF THE BUILDING. WE WOULD SCREEN THIS EQUIPMENT PER TITLE 19 OF COURSE. THE LAST WAIVER WE WOULD BE ASKING IS TO DELETE THE REQUIRED LANDSCAPE FINGER ON THE REAR PARKING AREA. ALL THESE WAVIERS WE BELIEVE ARE JUSTIFIED BECAUSE OF THE EXISTING LOT SIZE. APPROPRIATE MEASURES WOULD BE TAKEN TO SECURE AND PROTECT THE PUBLIC HEALTH, SAFTY AND GENERAL WELFARE.

THANK YOU FOR YOUR CONSIDERATION

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