

December 15, 2009

City of Las Vegas
Planning and Development Department
731 South Fourth Street
Las Vegas, NV 89101

Dear Planning Department,

I have recently acquired the property located at 708 N Jones Ave, Las Vegas, NV 89107. This is currently a single story residential home which is now zoned for professional office and parking use in the City of Las Vegas. I would like to apply for a variance on the requirement to provide seven parking spaces for this location and to allow us to provide four parking spaces only. I would also like to ask that landscaping requirements on setbacks for commercial properties be waived for this location.

I am highly interested in opening an acupuncture clinic at the above location. I am licensed as a Doctor of Oriental Medicine by the Nevada State Board of Oriental Medicine and have been in private practice for the past 12 years. I currently own and operate a similar clinic at 101 S Rainbow, Suite 22, Las Vegas, NV 89145. The proposed clinic shall serve as my new main office where I shall continue to attend to both current and new patients.

The clinic shall have two employees. I propose to operate this clinic from 8 AM to 5 PM, Monday to Friday. All consultations in the past and present have been by appointment, given that the treatment involves the available use of the treatment room. This shall also be the case in the proposed clinic. Similarly, all other consultations on Saturday and Sunday shall be by appointment only.

The current property is situated between existing structures on neighboring properties. Without hugely altering the existing structure, there is no possibility of providing landscaping along Jones Blvd since the entire frontage is utilized for providing the proposed four parking spaces. This is also the case on the north and south sides. There is also an existing rear yard with shrubs and a mature tree in the middle. I would like to have these be considered in lieu of providing landscaping in the rear setback of the property.

I sincerely believe that the location has great potential for both providing a needed service to the community and promoting the commercial functions in the area. I hope your office can aid me in realizing this goal. Your assistance in reviewing this proposal with all planning and building concerns is greatly appreciated.

Thank you very much.



Dr. Sharon Roth, OMD, L.Ac.

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