



December 23, 2009

City of Las Vegas
Planning Department
731 S. 4th Street
Las Vegas, NV 89101
702-229-6301

RE: 702 S. Sixth Street – Murphy/Farmer Office Building

To Whom It May Concern:

On behalf of our client, Merlin T. Murphy, HC Consulting respectfully request consideration of the enclosed site development plan review for the propose office building. The site is currently zone Limited Commercial District (C-1).

The proposed project is a 11,302 square foot building (including under building parking) at the southwest corner of Sixth Street and Garces Street. The proposed development meets the allowed zoning use. The site is designed to the “Downtown South” Centennial Plan.

The proposed office structures setbacks are as follows:

Rear – 10’
Side – 0’
Side Street – 0’
Front – 0’

Per the Centennial Plan the street will have a 10 foot sidewalk with a 5’ amenity zone. The rear borders an alley way and the side is adjacent to another commercial development.

The structure will be a total of 11,302 square feet with a gross square footage of 7,265 of office space and 4,037 square feet of under structure parking. This structure is 4.5% larger in office space then what was previously approved. The parking spaces that are being provided is a total of 9 spaces including 1 handicap space. This meets the intent of the Centennial plan with the parking being provided onsite.

Should you have any questions and/or need additional information please feel free to contact our office at (702) 521-7021.

Sincerely,


Landon Christopherson

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JAN 19 2010

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03/25/10 PC