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August 23, 2010

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

Attn: Planning and Development Department

Subject: SDR-36959 and ROC-36960  
APN: 138-25-310-003

The original application including items SDR-36959 and ROC-36960 are being requested to be removed from the table and placed on the next Planning Commission agenda. The original project site plan, floor plan, elevations and landscape plan have been revised and are being re-submitted for a new Site Development Plan Review.

The revised project is requesting the proposed conversion of a single family residence of 1,770 s.f. into a 1,380 s.f. Medical office building. We are requesting the waivers of perimeter landscape buffer at the West property line of the building to allow a minimum 6-foot wide landscape planters on each side of the drive where 15 feet landscape buffer is required. In addition we are requesting the North and South perimeter landscape buffers be reduced to a zero-foot buffer at the parking areas and along the side of the building where 5 feet are required. To compensate for this planter areas have been added to the plans, please see landscape plans AL1.0 for locations. Due to the constraints of the site we feel we have added as much landscaping as is possible and still meet the parking requirements. The revised plans will meet the cities parking requirements and therefore the request for a parking variance will not be required.

In regard to the original application for the review of conditions ROC-36960, adjacent property owners along N. Jones Blvd will not be participating in a joint request for the review of conditions. There will be no joint driveways or cross access agreements with other properties.

For the revised submittal LM Construction Co. will act as Sharon Roth's representative, please see attached letter. All other information required for the original submittal has not changed and remains accurate.

Larry Monkmarsh  
LM Construction Co. LLC

B-2 License # 0042596A – Unlimited  
C4 License # 0047156 – Limit \$400,000.00

RECEIVED  
AUG 24 2010

ROC-36960

SDR-36959

REVISED