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City of Las Vegas
Department of Planning
September 20, 2011

On July 15th of this year we (Chelo LLC, an LLC formed in Nevada for purchasing and renting property; specifically this particular property) closed on the parcel number 162-05-110-014 with the street address of 3615 West Charleston Blvd. Our purpose in purchasing the building and for our planned renovations is to provide a location for my wife's psychiatric practice. As she works for both the State of Nevada at the Rawson Neil psychiatric facility and at UMC where she trains psychiatric interns, this location is a perfectly located place for her to see her private practice clients, which she does on Fridays from 8AM to 6PM and occasionally on other weekdays in the late afternoon for an hour or two. She is currently subletting space at 8929 West Sahara Ave. but that location will no longer be available at the end of December so we are hoping to obtain approvals, permits, and get all done to move her by then. Her current business license numbers are: City of Las Vegas #Q07-01761-5-148143 and Nevada #NV20101184463.

While the interior of the building (originally a private home in the 50s and 60s) was renovated at some time in the past as a business location, the exterior of the building needs some repair and the grounds currently consist of nothing but empty dirt surrounded partially by a chain-link fence. Our plan for the building is to install new, energy-efficient windows and to repaint the exterior. As you will see from our documents, our plan for the grounds are comprehensive, include plenty of parking (with a handicap van-accessible location), and are designed so as to be water conservative. We are confident that our planned changes will make this property, which has remained vacant and run-down for years now, a welcome improvement to Charleston Blvd.

After our pre-application meeting we met with Flood Control as instructed (with Mr. Oh-San Kwon) and took action to address the parking. As planned, the parking spaces to the east of the building slightly overhang the property line with the adjacent lot (3607 West Charleston) which is also owned by Chelo LLC. As per discussion at the pre-application meeting, we've addressed this by filing a reversionary final map combining the plots into one. This was prepared by Great West Surveying and filed on the 15th of September.

We look forward to the November 8th Planning Commission Meeting and hopefully to approval. If there is anything we can or need to do in the meantime, please let us know and we will comply immediately. We thank you in advance for your consideration and help.

 , MANAGER
Caleb Brooks, Chelo LLC Manager

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