

Baughman & Turner, Inc.

Consulting Engineers & Land Surveyors

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March 27, 2013

City of Las Vegas
Department of Planning
333 N. Rancho Drive

RE: 4515 Balsam Street

To whom it may concern,

Please let this letter serve as justification for a Variance for the above referenced site. The current owner, Jaime Lopez purchased the site in June of 2012 from a bank. The site is zoned M, and Mr. Lopez would like to operate his concrete business at this location. The previous residence on this site was converted for office use.

The Variance is to allow a fourteen foot (14') side yard setback where fifty feet (50') is required in the M (Industrial) District adjacent to residential AND to allow a lot width of eighty-five feet (85') where one hundred feet (100') is the minimum in the M District.

As depicted on the site plan, most of the features (office, paving, landscaping etc.) are existing. A previous owner had applied for a Site Development Plan Review (SDR - 34011), but never followed through with the application.

We feel that a concrete business is appropriate at this location and believe that due to the fact that the building is existing and the property is already zoned M, that this request is appropriate as well.

Should you have any questions, please feel free to call.

Sincerely yours,
Baughman and Turner, Inc.



David S. Turner
President

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Dept. of Planning

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