

*Baughman & Turner, Inc.*

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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 no wall on the north property line where a six foot (6') screen wall is required adjacent to residential, to allow Outdoor Storage within the setback and landscape buffer areas, and to allow a seven foot (7') tall chain link fence with mesh screening where a solid structure or wall eight feet (8') or taller is required to screen the outdoor storage area on the north property line.

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.

The residence to the north is currently buffered by the existing seven foot (7') tall mesh screened chain link fence as well as a five foot (5') to six foot (6') high block wall approximately 52 feet north of the north property line.

We feel that a concrete business is appropriate at this location and believe that due to the fact that the building is existing, the property is already zoned M, and that the fences and walls are already built, 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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