

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 Site Development Plan Review (SDR) 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 SDR is for the conversion of a 2,784 square foot single family residence to an office for a Contractor's Plant, Shop and Storage Yard use. In conjunction with the SDR the owner is requesting a waiver for landscaping (zero-foot landscape buffer on the North and two-foot on the South where eight-feet is required and zero-foot on the East perimeter where fifteen-feet is required).

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.

Landscape along the North and South property lines is difficult due to existing improvements. The access to the rear storage yard is along a fourteen foot (14') wide paved drive on the North side of the building. There is a concrete patio and walkway along the South side of the building. We are requesting that the landscape along the East perimeter (Balsam St.) be deferred until such time as off-site improvements go in. Currently it would be very difficult to install the off-site improvements until the adjacent properties to the North and South do so as well.

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SDR-48826

City of Las Vegas
Dept. of Planning

We feel that a concrete business is appropriate at this location and due to the existing circumstances; we believe 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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