



9017 S. Pecos Road, Suite 4450
Henderson, NV 89074
Tel.: (702) 719-2020 Fax: (702) 269-9673
Gary Carlson, AIA, Architect (License No. 1859)
Sheldon Colen, Residential Designer (License No. 95-P)

November 13, 2013

RE: Justification Letter for project at 1640 E. Charleston Blvd. (Parcel #162-02-113-006)

The following information is to serve as justification for this project:

This project is an expansion of an existing 1,589 square foot medical clinic. The new addition will add approximately 867 square feet. The building height is approximately 11'-4" above the finish floor and 13'-5" at the highest point. Exterior finish materials will be of painted stucco finish, in proposed colors per the included material board.

The property is under C-1 (Limited Commercial District) zone. The new addition is within 5 feet of the east property line. This property is on a corner lot and the proximity to the property line is similar to adjacent projects. We would like to request a residential adjacent setback variance to allow a trash enclosure at 18.08 feet from a residential zone property, where 50'-0" is the minimum required.

Included with this addition, the north parking lot will be reworked to include additional parking. There will be a total of seven (7) parking spaces on the property. There is offsite parking which is also available to clients. Because of the limited parking on site, we are requesting the elimination of the landscaping requirements along Charleston Blvd. There will also be no landscaping on the south side of the building along the southern property line, which is the alleyway and parking.

Landscaping quantities will meet conditions identified in Title 19. Landscaping in the form of 24 inch box tress will be added on the east and north sides of the building, with 1 tree at every 20'-0," with (4) 5-gallon shrubs per tree. The landscape plan also shows 4 large trees with (20) 5-gallon shrubs along 17th street.

This is a local neighborhood medical clinic with currently five (5) employees, and this expansion will help the doctors continue to keep up with local medical needs. It's business hours are Monday thru Friday, from 8AM to 5PM.

Thank you,
Sheldon Colen
Project Coordinator

PRJ-51608
11/14/13

VAR-51765, VAR-51766
SDR-51764 REVISED