

Northridge Plaza

Justification Letter

June 25, 2015

City of Las Vegas Planning Department
333 North Rancho Drive
Las Vegas, NV 89106

To whom it may concern,

We the owners of the retail strip located at 3900 North Rancho Drive would like to comply with a noncompliance letter issued by the City inspector under case # 149960. We purchased the property above on April of 2012 in the condition that is. There was no records of violations at the time of purchase. We have not altered the parking nor have we changed the landscaping. By looking at the site condition it appears that the certificate of occupancy was issued to the original builder in 1998 with the same conditions. As we understand there is a landscape agreement/ settlement between the City and the previous owners.

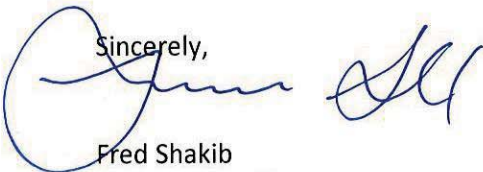
This property has an alley along the East property line, a government building on the North property line, and a vehicle dealership along the South property line. Nonetheless, in order to improve the existing condition without imposing unreasonable financial burden on us we propose the following upgrades.

1. Re-striping the entire parking lot comply with the City's Title 19 parking detentions and standards. The new parking count shall be 80 total which includes three (3) standard accessible parking and one (1) van accessible space. This present a gain of three (3) parking spaces.
2. Plant six (6) additional twenty four inch trees in the South landscape zone of the property.
3. We request approval of zero-feet wide landscape buffer on the East side of the property adjacent to the alley

We would like to request an administrative approval of the proposed improvement as a resolution to the noncompliance issues.

We appreciate your favorable decision in this matter.

Sincerely,



Fred Shakib
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SDR-59930

PRJ-59778
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