

August 9, 2016

City of Las Vegas, Planning Department

RE: Project # 65854, Request of Waiver of Title 19.08 IRRIGATION OF LANDSCAPING REQUIREMENTS

Property Location: 4600 Meadows Lane

The area consists of approximately 12 individually owned properties. The area is built as if it was a shopping center with multiple tenants and **shared utilities**. Historically, all 12 entities were engaged in some form of Homeowners Associations while Mervyn's acted as the "management company". Each of the entities paid Mervyn's its fair share of expenses. Today, ownership of the entities has changed, and the Association has been disintegrated.

The landscaped area of our property consists of a narrow band along the northern edge along with 7 small islands throughout the parking lot. At this time, the property does not have an irrigation water meter, nor does it have "old" irrigation system to tap into, or for us to use as basis for a new irrigation system. Additionally, such small, narrow islands are very difficult to irrigate efficiently.

B-Y Loma Vista, LLC has retained the services of NLS Grounds Management of Las Vegas to design, install, and maintain a new **drought-resistant** landscape system. The new system will consist of 100% local plant matter that is suitable for desert conditions thereby promoting natural resource conservation. NLS will hand-water and fertilize the newly installed system for a period of 12 months to ensure the proper establishment and development of root systems. Once installed, it will add to the aesthetics of the shopping center and will shed positive light on the area as a whole and yet not waste valuable natural resources.

B-Y Loma Vista, LLC hopes that the CLV Planning Dept. would view this initiative in positive light and would grant it the requested waiver.

Sincerely,



Nim Meishar  
Director of Operations

**SDR-66170**

PRJ-65854  
08/09/16