

Baughman & Turner, Inc.

Consulting Engineers & Land Surveyors

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April 27, 2017

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

Re: 4515 Balsam Street
Concrete Solutions

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 continue 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.

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. There is pavement along the east perimeter, being access to the site.

There is a blockwall along a portion of the north property line screening APNs 138-03-602-001 & 002. The other residence to the north (APN 138-03-601-006) is currently buffered by the existing eight-foot (8') 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.

The applicant is requesting to not be required to hook up to sewer at this time, or until sewer is more available. The nearest sewer is currently at Rainbow Boulevard, and Red Coach Avenue. The applicant will contact Southern Nevada Health District, and is willing to have annual reviews for status updates on sewer.

PRJ-70051
05/02/17

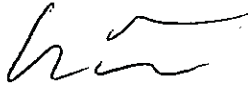
VAR-70472 and SDR-70261

All of these applications were previously approved, but were accidentally allowed to expire. The building department portion of the building permit is in approvable status. In addition, Code Enforcement has closed its case on this property.

Due to the existing circumstances, we feel that these requests are appropriate, and a concrete/pavers business is appropriate at this location.

Should you have any questions, please feel free to contact me at this office.

Sincerely,
Baughman & Turner, Inc.



David S. Turner
President

DST/aw

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