

Baughman & Turner, Inc.

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April 5, 2017

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

Re: 4505 Balsam Street

Please let this letter serve as justification for a Site Development Plan Review (SDR) for the above referenced site. The current owner, Prestige Worldwide LLC, purchased the site in February of 2012 from a bank. The site is zoned M, and they would like to operate their concrete/pavers business at this location. The previous residence on this site was converted for office use.

The SDR is for the conversion of a 2,092 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 south, and a portion of the north where eight feet is required, and zero-foot on the east perimeter where fifteen feet is required). In addition to the waiver, we are requesting exceptions to the parking lot landscaping to allow palm trees where shade trees are required, two planters where four are required, and zero trees on perimeter where two are required.

Landscape along the north and south property lines is difficult due to existing improvements. The access to the rear storage yard is along a fifteen-foot (15') wide paved drive on the south side of the building. There will be a ten-foot (10') wide planter directly adjacent to the building on the north side, but there is existing pavement and storage buildings elsewhere along the north. There is pavement along the east perimeter, being access to the site.

We would also request an exception to the screening of the rooftop mechanical equipment. The units are on the rear of the building so they are already screened from view.

Along with the SDR, we would request variances for the following:

- 1) To allow outdoor storage within the setback, and landscape buffer areas along the north property line. As depicted on the site plan, most of the features (office, paving, landscaping, etc.) are existing.

The business to the north is currently buffered by an existing seven (7) foot tall mesh screened chain link fence. Moving the existing storage containers out of the setback area would be extremely difficult due to the size of the area, and an existing well, being located just west of the containers.

PRJ-70049
05/02/17

VAR-70276, VAR-70277 and SDR-70279

- 2) To allow no sidewalk, curb and gutter where these improvements are typically required. Installing these improvements is turning out to be cost prohibitive for these small business owners, who thought they had purchased operational properties.

Again, as depicted on the site plan, most of the features (office, paving, landscaping, etc.) are existing. Drainage is not a concern, and Flood Control signed off on the previously approved SDR.

The three properties to the north of these sites are residential, county owned properties with no off-site improvements, with the exception of paving. No off-sites are expected to be constructed adjacent to these properties in the foreseeable future.

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.



For David S. Turner
President

DST/aw

PRJ-70049
05/02/17

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