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December 11, 2024

Ms. Cassandra Serna, Planner I
City Las Vegas Planning
495 S Main St.
Las Vegas NV 89101

RE: Justification Letter- APN: 139-32-802-027,28, 29

Dear Ms. Serna:

Please accept this letter as our justification for a Site Development Review (SDR) for a medical office building. The site is three lots consisting of 1.2 acres located at the northeast corner of Charleston Boulevard and Shetland Road. The site is master planned and zoned Office (O) on one parcel and zoned C-D (Designed Commercial) and the master plan designation is TOC-1, for two parcels. We are requesting to change the designation to TOC-1 on all parcels and rezone the two parcels to Office-O. The existing structures will be torn down and the three lots combined into one.

The building is modern in design, with a gray marble exterior with stone veneer accents with store front windows and doors. Seventy-Five parking spaces are provided, four handicap.

Five bicycle parking spaces are required and six are provided. Seventy-seven parking spaces are required and only seventy-five spaces are provided. The site is only 1.21 acres, because there are 5000 square feet of the office space is medical, additional parking is required by code. If the entire building were office space (no medical), then there would be plenty of parking according to the code. However, of the 18,600 square feet, 3233 square feet is lobby, stairs and elevator.

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there is a west bound bus stop on the other side of Shetland, and an eastbound bus stop is south side of Charleston at Shetland, making it easy for people to take public transportation to the site.

Requested Applications

-**General Plan amendment** from O (Office) to TOC-1 (Transit Oriented Corridor 1). This will allow all parcels to be consistent with the parcels to the west and south of the site.

-**Rezoning** for C-D parcels to O (Office) to match the zoning to the east and develop an office building. (APNs 139-32-802-027 and 139-32-802-028)

-**Site Development Review (SDR)**- This request is for a two-story medical office. The building is 18,600 square feet, with 11,100 square feet on the first floor and 7500 square feet on the second floor.

-**Variance** to allow 75 parking spaces where 77 spaces are required. There are both east and west bound bus stops immediately adjacent to the site. Also, there is an extra bicycle space provided.

We believe this redevelopment will be an asset to the area and respectfully request approval.

Yours truly,

Lucy Stewart

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