

LV Access LLC.

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Justification Letter

May 2, 2024

City of Las Vegas
495 S. Main Street
Las Vegas Nevada 89101
C/o: Community Development & Planning Division

Re: Center Cut Landscaping, LLC.

Dear: City of Las Vegas Planning Division, please accept this correspondence as a formal request to Rezone and submit a Site Development Plan Review for: 651 Clarkway Drive, Las Vegas, NV. 89106 (APN: 139-28-301-031). We request to rezone from Residential Estate (**RE**) to Commercial (**C2**). Additionally, the existing home will be transformed into an office use, while utilizing the backyard space for commercial outdoor storage, materials and equipment.

Landscape Plan:

The proposed wall/fence elevation drawing depicts the following:

- Front yard wall/fence (2-foot CMU block w/ 4-foot wrought iron)
- 8-foot tall perimeter wall on the North, South and West property lines.

Per Title 19.08, perimeter screening walls are to provide 80/20% contrasting material(s).
(See *attachment*)

Landscape Waiver:

Waivers of perimeter landscaping to allow a zero-foot buffer along the interior lot lines where eight feet is required and to allow a 10-foot wide buffer adjacent to the right-of-way where 15 feet is required.

(See *attachment*)

Variance:

Title 19.08.040 Outdoor Storage screening requirements to allow outdoor storage area within the required setback and landscape buffer areas to allow a six-foot tall (2-foot CMU block w/ 4-foot wrought iron) front yard screening wall from the public street where an 8-foot tall solid CMU wall is required.

(See *attachment*)

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Our proposed request is harmonious with the rapid transition of surrounding parcels, which aligns with adjacent properties on the main arterial. Compatibility as well as the esthetic look of neighboring operations are all like kind, having administrative, commercial outdoor storage to include low, medium and high equipment uses.

We kindly request the unanimous approval of this land use application as submitted.

Respectfully,

Ricki Y. Barlow

Ricki Y. Barlow, MBA
LV Access LLC.

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