

February 14, 2024

City of Las Vegas Planning and Zoning
495 South Main Street
Las Vegas, Nevada 89101

**RE: 139-32-802-027, 028 Site Development Plan Reivew interim MRI machine 2628
West Charleston Boulevard**

Dear Mr. Boyles;

Our client, Pueblo Medical Imaging, has an established MRI practice operating at the abovementioned address in 2012. The practice has enjoyed steady growth over the past decades that has necessitated an additional MRI device. It should be noted that installation of this equipment within the aged building is costly as it would require multiple upgrades. The subject property was constructed in 1947 and has recently changed ownership. Demolition and reconstruction of the building is currently under consideration. In the interest of the practice's consistency, Pueblo Medical Imaging would like to operate the additional machine from a mobile unit placed at the same address. The operator would like consideration for the mobile unit as an interim operation for up to two years.

The proposed position of the unit is towards the north west corner of the site where the building has an indent that can accommodate the 48 X 8 foot apparatus without encroaching on a driveway nor parking spaces. Bollards and mechanical equipment are currently situated onsite (see photo) to create an enclave where the unit may be placed without causing disturbance on-site circulation.

Amendment to Parking Variance: SDR-61338 allowed a 11,386 SF medical office with 29 parking spaces. Existing conditions provide 27 spaces requiring an amendment to this variance. Further, the addition of the 384 SF modular increases the parking requirement by three spaces. While the current lease space would be sufficient for the equipment, it is cost prohibitive to install the machine for limited lifetime of the building. Therefore, it is our position that the additional floor area presented by the modular would not increase parking demand more than the if the modular was installed in the existing leased space. Note also that historically there were multiple tenants in this building however, two tenants, a medical office and laboratory, vacated the building in 2022. Currently parking is sufficient for the remaining tenant.

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Amendment to Lot coverage Variance from 32% to 33%: The site is currently non conforming as the lot coverage is 32 percent where 30 percent is allowable. This 384 square foot addition increases this ratio by one percent. While this increase is not material, it should be considered that the underlying land use has been changed to TOD or NMUX encourages denser development.

We appreciate your consideration for an interim solution that would provide consistency for medical operation while demolition of the building and redevelopment of the site is under consideration.

Lora Dreja
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