

RUTAR

SUZANA RUTAR, Architect Ltd.,

A Professional Corporation
Registered in NV, AZ, CO & UT

September 5, 2024

Planning & Zoning
City of Las Vegas
495 S. Main St.
Las Vegas, NV 89101

Re: General Plan Amendment, Site Development Plan Review, Zone Change and Waiver
Justification Letter
ANP #: 138-12-810-013
Address: 5300 Ricky Road

To Whom It May Concern:

This is a justification letter for the above referenced property. The above-referenced property is located on 5300 Ricky Road, east of N. Rancho Drive and it currently zoned C-2. We are proposing to build an office-warehouse and rezone parcel to C-M in response to a Correction Notice letter that the Owner received from City of Las Vegas, Case # CE23-08544. The Owner intends to build a warehouse and lease it once completed.

Currently, we are requesting for General Plan Amendment, Site Development Plan Review, and Rezone for proposed Office-Warehouse building, total square footage at 20,654 SF for two (2) tenants. Offices are 2 story, at 2,444 square feet each with 7,883 square feet of warehouse. The overall height of the building is 30'-0". We are proposing a concrete-tilt wall construction, with multiple elevation variations and embellishments. We are proposing variations in roof line heights, various building textures and colors.

Parking is provided per Title 19, one (1) parking space is provided per 1000 square feet for warehouse and one (1) parking space provided per 300 square feet of office. The total required number of parking spaces is 34, with 40 spaces being provided.

With this application we are also requesting for an exception to allow seven (7) parking lot islands where ten (10) are required.

Thank you for your consideration of this request. If you have any questions or if you require additional information, please contact me at 702-263-6176 or email at Joshua@SRutar.com.

Sincerely,



Joshua Bombala, Project Coordinator
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