

RUTAR

SUZANA RUTAR, Architect Ltd.,  
A Professional Corporation  
Registered in NV, AZ, CO & UT

June 10, 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 37'-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 a waiver to provide four (4) parking lot trees where seven (7) are required. Most all parking spaces are adjacent to perimeter landscape, and trees are provided at landscape islands only.

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 [Simona@SRutar.com](mailto:Simona@SRutar.com).

Sincerely,



Simona Stephens, Project Architect  
SUZANA RUTAR Architect Ltd.  
A Professional Corporation

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