

December 14, 2023

**VIA ELECTRONIC UPLOAD**

CITY OF LAS VEGAS PLANNING & ZONING  
495 S. Main St.  
Las Vegas, Nevada 89101

**Re: *Pre-Application Justification Letter – Site Plan Review for  
Expansion of Existing Medical Building and Related Variances  
APN: 138-10-403-027***

To Whom It May Concern:

Please be advised this office represents Le Family Trust (“the Applicant”) in the above-referenced matter. The Applicant is proposing an expansion of an existing medical office, located on North Buffalo Drive and West Cheyenne Avenue, more particularly described as APN: 138-10-403-027 (the “Site”). The Site is approximately .46 acres and currently zoned C-1, within Neighborhood Mixed Use Center master plan. With the proposed expansion of the medical office building, the Applicant is requesting a site plan review and associated variances.

**SITE PLAN REVIEW**

The Applicant requests a site plan review for a proposed 1,550 gross square foot expansion to an existing 6,104 square foot building for a total proposed square footage of 7,654. This includes a net floor area expansion of 1,338 square feet. The Applicant proposes additional HIPPA-compliant private office space and exam rooms. The Site is surrounded by C-1 zoned properties, including car wash, retail uses and mini-storage facility. To the rear (east and portion of the south) of the Site, where the Applicant proposes to add new offices, the adjacent property is a mini-storage facility. As part of the site plan review, the Applicant proposes a zero-lot line, to abut the existing CMU block wall of the mini-storage building, which is discussed further below.

The Applicant proposes to add four HIPPA-compliant private offices in the area, as well as new staff entrance and exit locations. The Applicant is not proposing any changes to the existing building, apart from minor demolition to accommodate the expansion area. The Applicant is not adding new employees, but providing additional private office space for existing employees. Existing landscaping along the street frontage is not proposed to be changed.

**VARIANCES**

*Parking*

The Applicant requests a parking variance for the Site to maintain their existing 22 parking

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spaces. This specific variance is to allow zero additional parking spaces where eight additional parking spaces are required for a parking impaired site. The Applicant has used the Site as a medical office for approximately five years and parking has been sufficient for the needs of the Site. As the expansion will allow for existing employees to have private office space, no new employees are planned and therefore parking is intended to remain sufficient for the needs of the business. For this reason, the parking variance will not be detrimental to the surrounding area.

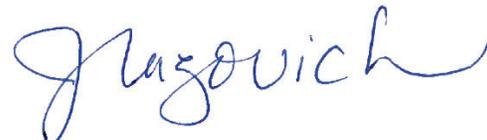
*Setback*

The Applicant is requesting a variance to allow a zero-lot line setback on the east side of the building, along the existing CMU block wall, and along the southern (side yard) perimeter of the site. The adjacent property to the east is not anticipated to be negatively impacted, as the use is a similarly situated storage facility facing away from the block wall. Finally, the expansion will not impact access, as the area proposed for expansion does not provide a fire lane or other functional public space.

Thank you in advance for your time and consideration of this application. Should you have any questions, please feel free to contact me.

Sincerely,

KAEMPFER CROWELL



Jennifer Lazovich

JL/mkr

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