



KC CAMIS
ARCHITECT

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To: City of Las Vegas Planning
Attn: To whom it may concern
Re: Cacti Landscapes
APN 132 12 110 051

This justification letter is being submitted in support of the proposed building and enclosed storage yard at the property located on the NW corner of Leon Avenue and Duncan Drive. The yard would be for the parking and storage of equipment when not in use. The zoning is C2 which allows parking of small trucks when categorized as Building Maintenance Service and Sales. Required parking is 5 where 7 will be provided.

We are submitting for site development review and are requesting a general plan amendment to align the zoning and land use designation. Current land use designation is SC when it should be GC to align with the existing C2 zoning.

The building will be stucco finish with a 3 color scheme with furred wainscot and pop-outs for contemporary styling. It is the opinion of this office that it would be a welcome addition to the business community in the area.

Sincerely

KC Camis, Architect

20-0132
08/11/2020