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Justification Letter

May 20, 2021

The City of Las Vegas, Department of Planning

Subject: 212 E Charleston Blvd  
Las Vegas, NV 89104

To whom it may concern:

APN; 162-03-110-038 is located at 212 E Charleston Blvd, Las Vegas, NV 89104. Currently there is an existing, vacant, single story building that was built in 1984-85. LMCC is proposing to remove the existing, vacant building and replace it with a newly paved (asphalted), 21 space parking facility to be leased by local business(s) to relieve areas parking constraints.

The current zoning classification for this APN is General Commercial District (C-2) and will remain. Per the Unified Development Code, Table 2 – Permittable Uses 19.12.010(B) a ‘Parking Facility’ is identified as ‘P’, a permitted principal use. Two trees will be provided with tree grates at the Charleston street side of the parking facility. We are requesting a variance for the 13-foot-wide one-way aisle required by Table 2 – Angle parking 19.08.110(C) reduced to 11’-2” per Architectural Graphic Standards – Twelfth Edition.

Patrons will drive past the parking facility and turn right onto S 3<sup>rd</sup> Street and make another right to enter the parking facility by means of the alley way to the South of the property. By locating the entrance off Charleston Blvd there will be minimal impact on traffic. Patrons will exit, right turn only, out of the parking facility to the traffic light at Charleston and 3<sup>rd</sup> Street.

Thank you for your consideration.

Sincerely,

Jason D Vossmer  
L M construction Co., LLC

21-0310  
05/20/2021