

LV ACCESS LLC.

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C/o: City of Las Vegas Planning/Justification Letter

LV Access & Associates has been contracted to represent the said property located at: 1212 and 1224 W. Lake Mead (APN: 139-21-610-286, 139-21-610-287) for the following Land Use applications;

(1) **Zone Change:**

1212 and 1224 W. Lake Mead (APN: 139-21-610-286, 139-21-610-287) would like to rezone from Residential (R-2) to Commercial (C-1). The applicant will be converting the current use to professional office space and minor retail.

(2) **Landscape Waiver:**

The backyard space for both parcels will be converted to asphalt for rear yard parking on the North property lines and request zero-foot landscape setbacks. *A zero-foot setback is requested for all side yards of both parcels on the East and West side of each parcel. Therefore, there will be no landscape on the North, East and West property lines and will be replaced with concrete/asphalt for pedestrian walkways, while maximizing the backyard useable floor space for customer parking.* This request is crucial for business operations in order for the flow of traffic entering and exiting the site. Understandably, this is an undue hardship however, the impact to surrounding neighbors, to include esthetics, does not impact anyone in the immediate area within this transitioning commercial corridor which fronts Lake Mead Boulevard (super arterial roadway). There will be limited landscape on the frontage of both buildings which is outlined within the site plan attached.

(3) **Site Development Review:**

The proposed parcels will be rezoned from Residential (R-2) to Commercial (C-1) and therefore the site plan depicts the proposed revisions within the interior of each building. Please make note, that if/when the application is approved, the applicant plans to submit a re-parcel map for parcels 1200, 1212 and 1224 Lake Mead Blvd, Las Vegas, NV. 89106, in preparation for future development opportunities.

(4) **Parking:** We request an exception for our parking buffer from the parking stalls to the buildings, being that the 30" sidewalk has a wheel curb to defend against car tires (19.08.110.c.12).

(5) **Elevations:**

Attached you will find photo imagery of the current elevations for parcels 1212 and 1224 W. Lake Mead Blvd as required by development standards.

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