



KC CAMIS ARCHITECT

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To: City of Las Vegas Planning
Attn: To whom it may concern
Re: Art of Barbering LLC
APN 139-21-510-078 and 079

This justification letter is being submitted in support of the proposed project at 1485 and 1437 Miller Avenue. The properties would be combined into one property with a combined area of 0.66 acres. The property is zoned C2. The proposed building would be 2 story intended for use as office, retail and a barber school.

We would be requesting a reduction in landscape buffer on the North side of the property where 15'-0" is required to provide 9'-6". And the same reduction on the West property line just at the parking lot. The rest of the property would have the require 15'-0"

We would request a waiver for a new decorative sign at the side on MLK for the height to be 15' tall where 10' tall is allowed.

We will apply for parcel maps and combine the lots prior to permit issuance.

The building exterior will use decorative split face CMU accented by smooth face CMU bands. The 2 story portion will have a standing seam metal roof. The building will have decorative tube steel awnings at the windows and entries. It is the opinion of this office that the project would be a welcome addition to the area, bringing in much needed development and improving the vitality of the area.

Sincerely

KC Camis, Architect

22-0672
01/18/2023