



May 30, 2006

City of Las Vegas
Planning and Development Department
731 South Forth Street
Las Vegas, Nevada 89101

RE: Plaza Las Americas – Justification Letter
Project No. 2006110

Dear Planning Staff,

We are requesting a Site Development Plan Review, Waivers of Development Standards, Use Permits and Variances for the Plaza Las Americas project located at 530/540 N. Eastern Avenue in the City of Las Vegas, Nevada. The project includes two parcels (APN #139-36-110-003 and 139-36-110-002) which together are 1.99 acres in size. The parcels are currently zoned C-1 and are within the Downtown Las Vegas Redevelopment Area. The Extension of Time will expire on 3/17/07 on parcel #139-36-110-003.

The project consists of two single story buildings, 22,859 square feet and 8,045 square feet in size; 30,904 square feet in total. The primary building use shall be retail, but also includes restaurant and financial institution.

Special Use Permits requested are as follows:

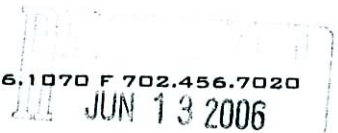
- Gaming Establishment, relative to a restaurant or market
- Auto Title Loan (financial institution)

Variances requested and justification is as follows:

- Reduction of Parking: We are requesting a reduction in parking from 175 spaces required, to 102 spaces provided. The peak use times of the retail and restaurant will be offset, reducing the need for parking. Peak use time for the restaurant/tavern will be 6:00 pm to 10:00 pm, whereas the peak use time for retail is generally between 10:00 am and 5:00 pm. In addition, the complex is located adjacent to and nearby existing residential neighborhoods. Many visitors to the complex will most likely be pedestrians, further reducing the need for parking spaces.
- Residential Adjacency Proximity Slope: We are requesting a variance to the residential adjacency proximity slope to allow the eastern building to be constructed at the 20' setback, where 70'-9" is required (reference attached Residential Adjacency Setback Diagram). The adjacent property is zoned R-3, but the property is being utilized as a single family dwelling, requiring the

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1145 S EASTERN AVENUE SUITE 130 HENDERSON, NEVADA 89052 P 702.456.1070 F 702.456.7020





additional setback. The reduction in setback is mitigated by the dense landscaping buffer in the 20' setback.

Waivers of Standard requested and justifications include the following:

- Reduction of loading zones (3 required, 2 provided). The loading zones provided are centrally located allowing easy access to both buildings. Elimination of the third required loading zone allows additional parking spaces to be provided.
- Reduction of landscaping:
 1. Provide 4 parking lot landscape fingers where 8 are required
 2. Provide 5' landscape buffer at north property line where 8' is required
 3. Provide 4' landscape buffer at south property line where 8' is required

Reduction of landscape buffer widths at the north and south property lines allow additional parking to be provided, but does not reduce the quantity of plant material. Reduction of parking lot landscape fingers is offset by providing additional landscaping in the southern property line landscape buffer. Where 4 5 gallon shrubs per tree are required, 6 5 gallon shrubs will be provided.

Sincerely,



John Lopeman, AIA

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