



August 8, 2006

PLANNING AND DEVELOPMENT DEPARTMENT
CITY OF LAS VEGAS

SUBMITTAL JUSTIFICATION LETTER

Reference Project: TERRIBLE HERBST OIL COMPANY
Gas Sales, C-Market, Carwash & Lube
Cliff Shadows Pkwy @ 215 Beltway

To Whom It May Concern:

This letter is to request Site Development Plan Review and Special Use Permit on the above referenced project. The 1.7 acre site has southern frontage on Cliff Shadows Parkway (a westerly extension of Cheyenne) with access. The site is bounded on the west by Novat Street (with access) and on the east by the 215 Beltway. The northern boundary integrates into the "Cheyenne Commercial Center".

Development on this fully improved site includes a four island gasoline sales canopy, convenience market, self serve drive through car wash and a three bay lube facility.

On-site parking slightly exceeds city fixed space requirements and generous 'Q-line" spaces provide for the car wash and lube facility.

The exterior fenestration, materials, color themes, etc. are per the Cheyenne Commercial Center design standards and requirements.

This site had previous design review approval on a very similar project with the exception of the lube facility. Minor auto repair (lube) was added to approved uses, village commercial by a Lone

SUP-15959
SDR-15956
10/05/06 PC

1614 MARYLAND PKWY LAS VEGAS NV 89104
TEL 702 385-2723 FAX 702 385-1871

Mountain Master Plan amendment bringing this project into compliance with city zoning and general plan requirements with granting of Special Use Permit.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Errol Hill", written in a cursive style.

Errol Hill,
Project Architect

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