



October 3, 2006

City of Las Vegas Planning Department
Development Services Center
731 South Fourth Street
Las Vegas, NV 89101

RE: Justification Letter
APN#: 140-32-101-003

To Whom It May Concern:

Please accept the attached application package on behalf of West One Properties LLC, for a Site Development Review for a 6,180 sf retail pad with drive-thru on 0.63 acres. Also requested is a Parking Variance to allow a net gain of 15 spaces to an existing parking impaired shopping center. A full cross access and shared parking declaration between the proposed project and existing center is provided under the pending sale of the property. The project is limited to a single food use not greater than 1,700 sf.

The subject parcel is zoned C-1. The project is entirely surrounded by C-1 zoning with the exception of a small portion of R-3 to the southeast. This pad has remained vacant for the entire life of the Center, (at least 30 years). This project aims to put that lot to use.

The project provides improvements to 29 existing spaces and adds 15 new spaces to the existing Center. The subject property provides 22 spaces on site and an additional 8 spaces partially on site to enhance the parking layout of the overall Center.

The project meets setback and height/bulk requirements. The project exceeds the 50'-0" separation between the trash enclosure and the existing residential to the east. The drive thru-configuration meets stacking and orientation requirements, while exceeding the 100' buffer from residential. A standard loading zone is provided. The project meets landscaping and streetscape requirements. Emergency vehicle and solid waste access, including turning radii and lane clearances are provided.

Materials consist of painted stucco, aluminum storefront, and painted tube steel shading devices similar in character to other developments at that intersection.

We respectfully request your review and approval of the attached application.

Sincerely,


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Designer

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