

October 24, 2006

Margo Wheeler, Director
Planning and Development Department
City of Las Vegas
731 S. 4th Street
Las Vegas, NV 89131

RE: Justification Letter for a Special Use Permit for a drive-thru and Site
Plan Review on the NEC of Centennial and Durango APN -125-20-801-
002

Dear Ms. Wheeler:

U-149-99
EOT 13647

On behalf of our client, Durango Structures, LLC, please accept this letter as justification for a Special Use Permit for a drive-thru lane in conjunction with a restaurant and a site plan review for this proposed retail center on the northeast corner of Centennial and Durango. A supper club was previously approved on this site (~~U-0154-99~~), with an Extension of Time recently approved by the City Council on July 12, 2006 (~~EOT-3963~~). The intent is to construct an attractive retail center that is appropriate for the neighborhood and the Town Center plan.

The site is approximately 3.83 +/- acres in size located directly on the northeast corner of Centennial and Durango. The site plan shows a total of 42,790 square feet of building area; 31,560 square feet of general retail, a 4,880 square foot restaurant with a drive-thru lane and a 6,350 square foot supper club. All of the landscaping and plaza areas will be provided in accordance with the Town Center Design Center manual. Land trellises will be placed around the buildings to enhance the look and feel of the center. Parking will be provided in a two level parking garage, with one level underground. The building elevations show single story retail shops with some of the architectural features up to a height of 45 feet to add an interesting and appealing appearance to the project.

Approval Criteria of a Special Use Permit: Title 19.18.060 (L)

The following Determinations are to be made by the Planning Commission and City Council to approve a Special Use Permit:

- 1) The proposed use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses and with future surrounding land uses as projected by the General Plan.

This site is designated SC-TC (Service Commercial) on the Town Center Future Land Use Map. This designation allows retail shopping centers; it is not unusual for a restaurant with a drive-thru to be located on a major intersection.



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This proposal will provide essential services for residents of this area of the City. The size and scale is such that it is harmonious and compatible with the surrounding area.

- 2) The subject is physically suitable for the type and intensity of land use being proposed.

The site is large enough to accommodate the proposed commercial center and a drive-thru lane with safe inter-site access and parking.

- 3) Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use.

The drive-thru lane will not increase traffic to the abutting street and highway facilities; however both Durango and Centennial are major arterials. Also, the site is in close proximity to I-215.

- 4) Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety and welfare or the overall objectives of the General Plan.

This site is designated Service Commercial, where restaurants with drive-thru lanes are typically located.

Approval Criteria for Site Plan Review: Title 19.18.050 (E)

The criteria for site plan approval are as follows:

- 1) The proposed development is compatible with adjacent development and development in the area.

The site is designated for commercial uses as are other properties in this area of Town Center. It is located at the intersection of two major arterials and in close proximity to I-215.

- 2) The proposed development is consistent with the General Plan, this Title, the Design Standards Manual, the Landscape, Wall and Buffer Standards and other duly adopted city plans, policies and standards.

This proposal is consistent with most of the applicable criteria and is of a high quality expected of developments in Town Center. The site plan does not meet the technical requirements of Section D.1.c. (2) of the Town Center Design Standards Manual, which requires buildings to be located along the property line of major arterials. We believe a waiver is warranted for two reasons:

- a. *The site has a very narrow north-south configuration, which does not provide much depth to place all of the buildings along the property line. The two corner buildings are placed directly on the corners of Centennial and Durango and Centennial and Julian.*

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- b. *The parking will be provided in a two level structure, with one level below and one above grade. The at-grade parking structure is pushed out to the Centennial frontage and will be designed to compliment the overall architecture, look and feel of the site.*

It is the developer's intent to meet all of the other design criteria.

- 3) Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

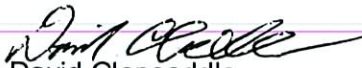
Site access is designed to not have a negative impact on the surrounding roadway network.

- 4) Building and landscaping materials are appropriate for the City.

All landscaping standards will be met or exceeded. The buildings are attractively designed with trellises, interesting building facades and variations in building height. There are ample pedestrian connectivity and plaza areas.

In summary, we believe this development will result in an interesting, attractive high-end commercial center envisioned by the Town Center plan. We respectfully request your favorable consideration. Please do not hesitate to contact us if you have any questions or need additional information.

Sincerely,


David Clapsaddle
Director of Planning

DWC:mw

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