

**LA FERIA, LLC & LA FERIA INVESTMENT PROPERTIES, LLC**  
**P.O BOX 27495 LAS VEGAS NEVADA 89126**  
**Phone: 702-222-1033 Fax: 702-966-9761**

To: City of Las Vegas  
Planning Commission  
Planning and Development Department  
731 S. Fourth Street  
Las Vegas, Nevada 89101-2986

Re: Justification for Site Development Plan Review for 3851 Pennwood Drive

To Whom It May Concern,

La FERIA Investment Properties, llc, with Bayron Rosales as their representative, come before this Honorable Planning Commission requesting a Site Development Plan Review for the property located at 3851 Pennwood Drive. This property is located just west of Valley View Ave. on Pennwood in one of the cities most highly dense neighborhoods.

The property owned by La FERIA Investment Properties, llc is directly across from two Apartment Complexes, is bordered to the West by residential condominiums/ apartments and to the south and east by commercial entities, a strip mall complex and a Seven-Eleven respectively. The neighborhood is pedestrian and mostly Hispanic.

The businesses which have come to be Tenants at 3851 Pennwood are owned by and cater to the Hispanic Community which has come to call this neighborhood home. They are family owned and operated providing a variety of services necessary for this family orientated neighborhood. Services offered to the community include a DMV services business, a Tax and Accounting Service, a furniture store, a 99 Cent Store, as well as a clothing store, a boutique and a deli/bakery. These are the primary businesses which provide this community with the services needed by all members of the City of Las Vegas.

Site Development Plan Review of this property is necessary because (1) as purchased by the present owners this property has no landscaping as was proposed to the City in 1977, by the owners at that time, when a request to use the spaces fronting Pennwood Ave., Bld."B", as office Spaces was approved, and (2) as the property has progressed since 1977 the renters of Bld. "B" have expanded their businesses to include Bld. "C", the connected Storage Spaces.

**SDR-19214**  
**02/22/07 PC**

**LA FERIA, LLC & LA FERIA INVESTMENT PROPERTIES, LLC**

**P.O BOX 27495 LAS VEGAS NEVADA 89126**

**Phone: 702-222-1033 Fax: 702-966-9761**

The owners of this property respectfully pray that Site Development Plan Review will amend the usage as approved in 1977 to allow the businesses in the areas fronting Pennwood Ave (Bld's "B" and "C" and Bld. A 1-6, Bld G1-6 beyond the proposed security gates) allowing the necessity for family owned businesses in this neighborhood which provides the services necessary for the Citizens of Las Vegas which live in the area and are the patrons of the tenants at 3851 Pennwood, which creates the revenue of the Tenants of 3851 Pennwood with each business owner paying all required fees and taxes required by the City to maintain operation in their present status.

Respectfully Submitted for La Feria Investment Properties, llc by:

Bayron Rosales  
(PRINT NAME)

  
SIGNATURE

**SDR-19214**  
**02/22/07 PC**