



3980 Howard Hughes Parkway
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July 31, 2007

Corporate Office
Long Beach, CA

Regional Offices
Orange County, CA
Washington, D.C.
Las Vegas, NV
Portland, OR
Northwest AR

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

RE: Justification Letter
APN#: 138-12-801-016

Dear Planner:

Please accept the attached application package on behalf of Bullseye Commercial Real Estate for a Site Development Review for "The Shoppes on Cheyenne", an 11,000 s.f. retail pad on 1.36 gross acres.

Sy Perkowitz, AIA, PE
President & CEO

Steven J. Ruth, AIA
Executive Vice President

A recorded reciprocal easement agreement between the proposed project and two existing parcels to the East provides easements for cross access and cross parking. A copy of this agreement is enclosed. Total parking required for the three parcels is 137 spaces and 137 spaces are provided.

Principals

Gary Clements
Branko Prebanda
Alan Pullman, AIA
Marios A. Savopoulos, AIA
J. Todd Stoutenborough, AIA
Brian Wolfe, AIA

An existing 70' wide surface drainage easement exists on the west side of the parcel. The civil engineer's drainage study is in the process of abandoning this easement and providing underground drainage.

Senior Associates

Ronald E. Bernhardt, AIA
Don Grainger, AIA
Rick Overley, AIA
Vasilis G. Papadatos, AIA
Michael Salmon, AIA
Henry G. Wong, AIA
Ted Yoshizaki, AIA

Form 7460 that is required due to the proximity of this project to the North Las Vegas Airport has been filed with the FAA.

Associates

Tarek Anan, AIA
Michael Bohn, AIA
Ken Capilitan
Winston Chang, AIA
Edmond H. Classen
Wilson Deomampo
Kirk Ellis
Mitra Esfandiari
Yong Heng
Scott Jackson
Hans Kaufmann
David Littman
Deborah B. Loayza, AIA
Marcus Luciani
George Marshall
Deborah McCutchen
Sean Meehan
Keith Mericle
Steven J. Phillips, AIA
David Sabunas
Joseph Serruya
Steve Stoyanov
Jim Thury
Terry Todd
Michael Tseng
Sean Unsell
John Vann
Brad Williams

The subject parcel is zoned C-2. The project is surrounded by C-2 zoning with the exception of a small portion of C-1 across Cheyenne to the southwest and R-4 across Joann to the west. This project would utilize this vacant parcel to provide a food user in the form of a neighborhood restaurant along with small retail services.

The building elements provide an attractive focal point visible from Cheyenne and Rancho with a pedestrian friendly scale that addresses the surrounding environment.

SDR-23554
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The project meets setback and height/bulk requirements. A copy of the residential proximity slope analysis is enclosed. The project exceeds the 50'-0" separation between the trash enclosure and the existing residential to the west. Two standard loading zones are provided.

A landscape waiver is requested for the East property boundary as this is the location of the cross access aisle. The project meets all other landscaping and streetscape requirements. A request for deviation of throat depth for the drive access on JoAnn will be submitted with the civil improvement plans.

Materials consist of stucco, aluminum storefront, metal trellises, standing seam metal roof, and architectural tube steel accents/columns.

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

Sincerely,

A handwritten signature in blue ink, appearing to read 'Kim Hardy'.

PERKOWITZ + RUTH ARCHITECTS
Kim Hardy,
Project Manager

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A recorded reciprocal easement agreement between the proposed project and two existing parcels to the East provides easements for cross access and cross parking. A copy of this agreement is enclosed. Total parking required for the three parcels is 142 spaces and 142 spaces are provided.

An existing 70' wide surface drainage easement exists on the west side of the parcel. The civil engineer's drainage study is in the process of abandoning this easement and providing underground drainage.

Form 7460 that is required due to the proximity of this project to the North Las Vegas Airport has been filed with the FAA.

The subject parcel is zoned C-2. The project is surrounded by C-2 zoning with the exception of a small portion of C-1 across Cheyenne to the southwest and R-4 across Joann to the west. This project would utilize this vacant parcel to provide a food user in the form of a neighborhood restaurant along with small retail services.

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The project meets setback and height/bulk requirements. A copy of the residential proximity slope analysis is enclosed. The project exceeds the 50'-0" separation between the trash enclosure and the existing residential to the west. Two standard loading zones are provided. The site plan shows truck circulation in and out of these loading spaces.

A landscape waiver is requested for the East property boundary as this is the location of the cross access aisle. The project meets all other landscaping and streetscape requirements. A request for deviation of throat depth for the drive access on JoAnn will be submitted with the civil improvement plans.

Materials consist of stucco, aluminum storefront, metal trellises, standing seam metal roof, and architectural tube steel accents/columns.

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Project Manager

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