

August 22, 2007

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING & DEVELOPMENT
731 South fourth Street
Las Vegas, Nevada 89101

Re: Justification Letter –Site Plan Development Review and Waiver of Landscape Standard
Retail/Restaurant Pad Building,
2301 East Sahara Avenue
Tax Assessor's Parcel No.: 162-01-401-010

The plans we are submitting today for your review depict a new one story retail/restaurant building on which an obsolete stucco office building now exists. The project is in an older neighborhood much in need of improvement. This new facility will provide a Java Detour coffee shop, a Heidi's Brooklyn Deli restaurant and an additional retail space which will breathe life back into this location.

The new building is of a modern design rendered in stucco and aluminum storefront. The color scheme will be in warm earth tones.

The developer is requesting an easing of the landscape buffer requirement on the east and west sides of the property due to the narrowness of the site. On the north side landscape buffer to the adjacent property where 8 feet is required would like to reduce to 4 feet and on the South side reducing the required street frontage to 8 feet where 15 is required, although the developer will provide 6 feet of landscaping within the unimproved Sahara right of way.

Otherwise, these plans are consistent with the requirements of City of Las Vegas Zoning Code.

We respectfully request your consideration in this matter. If you have any questions or comments, please call

Sincerely,

JOHN DAVID BURKE, ARCHITECT

VAR-23547
SDR-23545
REVISED
09/13/07 PC

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