

October 20, 2006

Planning and Development
731 South Fourth Street
Las Vegas, NV 89101

Re: Desert Toyota Remodel and Addition (6300 W. Sahara)
APN: 163-028-01-005

Dear Planning Staff,

This letter will serve as the justification letter required for the submittal of the review of condition application (ROC) and the site development review application (SDR) for the above referenced project.

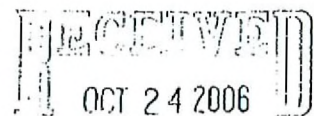
It is the intent of the owner and the owner's tenant Desert Toyota to remodel and expand the existing facility at 6300 W. Sahara. The expansion of the facility will include, a new 11,137 s.f. service drop off area, 3,255 s.f. vehicle delivery area, and 25,760 s.f. service area addition. These additions are required to meet the space requirements set forth by Toyota as well as meet the needs of existing customers. The facility will also undergo an interior and exterior remodel of the existing building in order to meet the requirements of Toyota image standards. The exterior remodel will consist of repainting of the building, replacement of existing storefront, addition of a new Toyota Entry portal.

The expansion of the service bays to the north of the building will encroach on the existing 200'-0" setback which was required as part of condition #3 (Z-99-96 October 25, 1996). Therefore we are applying for a review of condition to remove this condition entirely; instead we will provide the minimum setback as required for residential adjacency. See site plan and site-section A, which indicates the new building to be compliant with the 3:1 setback requirements.

A pre-application meeting was held on 7-7-06, at which time planning staff recommended that a neighborhood meeting be organized to discuss the setback. A neighborhood meeting was held on 8-23-06; approximately 10 neighbors were present along with Dealership management. The neighbors seemed supportive of the change in the setback.

toyota justification

SDR-17720
02/08/07 PC



We believe that the current plans are fully compliant with Title 19 requirements and previous zoning conditions except for condition #3; therefore we seek a recommendation for approval from planning staff. Please contact me at 498-5883 with any questions regarding this application.

Sincerely,



SHARCHITECTURE
Philip Haderlie, AIA
Project Manager

cc: Bob Olufs, Automation