



ACE Engineering

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December 10, 2007

City of Las Vegas
Planning & Development
731 S. Fourth Street
Las Vegas, NV 89101

Subject: *Quality Inn Hotel, 4700 N Rancho Drive
Site Development Plan Review and Waiver of Side Landscape Strip
APN Numbers 138-02-101-006*

To Whom It May Concern:

On behalf of our client, Mr. Amrik Singh, we respectfully submit the subject application for your consideration. The proposed site is generally located on 4700 North Rancho Drive and is bordered by Rancho Drive to the East, Residential Apartments to the West, Vacant Lot to the North and Sun State Equipment Rentals to the South.

Mr. Singh intends to develop this site (APN Number 138-02-101-006) into a project consisting of 3-Story, 66-Room, Approximately 31,000 square feet, Hotel within a gross area of approximately 0.69 acres. Currently the subject land is zoned General Commercial (C-2). The current zoning to the North, South, East and West is the same.

Additionally, a Waiver of Side/Perimeter Landscaping is requested. The waiver is necessitated owing to narrow dimensions of lot. The lot is 100 ft. wide only.

This development will act to benefit the public welfare, as the proposed product will upgrade aesthetics on Rancho Drive and spearhead such kind of upscale development in surrounding areas. Mr. Singh, the owner, believes this request to meet the goals, objectives and policies of the City to upgrade Rancho Drive, while continuing to provide the surrounding neighborhood with an aesthetic and desirable product.

Please schedule this Site Development Plan Review and Waiver of Side Landscape Strip to be heard by the Planning Commission on the next available date. Should you have any further questions, please do not hesitate to call at 702-289-7028.

Very truly yours,

Ace Engineering

Tony Singh
Sr. Project Manager

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