

February 25, 2008

City of Las Vegas
Planning and Development Department
731 S. 4th Street
Las Vegas, Nevada
89101

Att: Doug Rankin
Manager, Current Planning Division

Subject: Land Use Applications for Retail/Office Project – 6805 N. Durango

Dear Mr. Rankin:

Please accept this letter as justification of our requests for a number of related entitlements for the subject property. Approval of these applications, along with appropriate mapping, will allow our client to develop an integrated retail/office project on this site. The subject site, located at the northwest corner of Durango Drive and Deer Springs Way, contains 5.1 acres (APNs 125-20-201-025 and 016). The site is currently undeveloped.

The subject site is proposed for development with the following uses:

- General Retail and Office uses, including a drug store with a Drive-Through;
- a Restaurant (with Drive-Through);
- a Liquor Establishment (Tavern);
- a Convenience Store (with Fuel Pumps); and
- a Beer/Wine/Cooler Off-Sale Establishment (in conjunction with the Convenience Store).

The built form of this project will entail a number of single-story structures integrated architecturally within the overall site plan, with parking and landscaping provided to allow the project to function as a comprehensive development. This form of development will be in keeping with, and have minimal impact on the scale, massing and design of existing commercial and office development in the surrounding vicinity of Town Center, such as the nearby Montecito Lifestyle Center, the Montecito Marketplace and other retail centers in the area.



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MOD-27044	SUP-27046
SUP-27047	SUP-27048
SUP-27049	SUP-27050
SDR-27051	04/10/08 PC

The General Plan designation for the subject site per the Las Vegas 2020 Master Plan is TC (Town Center), and the zoning district per Title 19 is T-C (Town Center). The proposed development conforms to this General Plan designation and to this zoning district.

The site is also currently designated as UC-TC (Urban Center Mixed Use – Town Center), pursuant to the Centennial Hills Town Center Development Standards Manual (TCDSM). The UC-TC designation does not provide for a Restaurant with a drive-through (although Restaurants are permitted), and does not allow for a Convenience Store with fuel pumps.

We are requesting a Major Modification to change the UC-TC land use designation of the site to GC-TC (General Commercial - Town Center). We feel this designation is appropriate for low-rise commercial and office development that is the best fit for this area.

The project as proposed will contain five activities that require Special Use Permits. The Special Use Permit approval process allows for consideration of these uses in the context of special conditions listed in the TCDSM.

Based on the points outlined above, our requests are for the following applications:

- a **Major Modification** to the Town Center Development Standards Manual, to redesignate the site from UC-TC (Urban Center Mixed Use – Town Center) to GC-TC (General Commercial – Town Center);
- five **Special Use Permits**: Restaurant [with drive-through], Liquor Establishment [Tavern], Convenience Store [with fuel pumps], Beer/Wine/Cooler Off-Sale Establishment, and Retail Store [with drive-through]; and
- a **Site Development Plan Review** for the overall project. This would include the following **Waivers** to design standards within the TCDSM: Waiver of the full 15-foot landscape strip along Durango Drive, Waiver of the full 20-foot landscape strip along Hitt Center Drive, Waiver of the five-foot setback for fuel pumps, and Waiver of the placement of the full number of trees within the parking field. We will be providing these landscape strips, which are required under the GC-TC designation, but there are a few locations around the site where the full width required cannot be provided without compromising the design. Also, we will provide the full number of parking lot trees required, but a few of these trees will be placed on the parking lot perimeter.



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This project will meet the other requirements of the TCDSM, including parking. We feel this project will have no negative impact on this area, and in fact will represent a positive and valued contribution to the neighborhood.

Our request is to schedule Planning Commission consideration of these items for its April 10, 2008 meeting. Thank you for your assistance.

Sincerely,



Gary Leobold, AICP
Leobold & Brown LLC

- c. Douglas Hitt
Todd Mcbrayer
Jack Breslin



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