

March 10, 2008

City of Las Vegas
Planning Department
731 South Fourth Street
Las Vegas, Nevada 89101

RE: APN: 126-01-601-016
Subject: Annexation

To Whom It May Concern:

We respectfully submit this application for an **annexation for a convenience store with gas pumps and two future pad sites**. This 1.92 net acre site is currently zoned H-2 (General Highway Frontage) in Clark County. The lot is currently vacant and is located north of Kyle Canyon road, along Oso Blanca and south of US-95. We have tried to have the project approved through Clark County, but they will not provide utilities to the site, therefore we would like to have the site annexed to the city.

The surrounding properties are zoned undeveloped or general highway frontage. The properties south and southwest of the site are within in the City of Las Vegas jurisdiction. The property to the west is within the Clark County jurisdiction. To the east of the site is US-95.

With this project we propose a new 3,400 sf convenience store with a 1,500 sf car wash and two future pad buildings at 3,100 sf each for a total building square footage of 11,100. The buildings are all less than 35' in height and have exterior materials that consist of stucco, flat horizontal metal panels and aluminum storefront.

Access to the site is provided by two entrances along Oso Blanca. The site plan does not present any health, safety and welfare issues to the general public. The development will include street improvements and landscaping as required by City of Las Vegas.

We have made every attempt to follow Title 19 as closely as possible in the design and layout of this site. Please join us in our attempt to continually add to the high level of development and the betterment of the citizen's quality of life.

Respectfully Submitted,



Kristen G. Neuman, AIA
APTUS Architecture

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