

Crete Developers LLC

A Professional Development Company

June 23, 2008

RECEIVED

JUN 25 2008

City of Las Vegas
Planning and Development Department
400 Stewart Avenue
Las Vegas, NV 89101

RE: Letter of Justification: Conforming Zone to C-1 APN#: 140-30-301-001

To Whom It May Concern:

On behalf of our client, Washingtonpecos, LLC, please accept the attached materials for a pre-application submittal for this 2.78 acre parcel located on the southwest corner of Washington and Pecos. The property is currently planned for service commercial and the applicant is requested C-1 zoning for a small retail center which will have two(2) fast food locations, C-Store with gas station as well as an approximately 9000 square foot retail strip center.

We believe the change is warranted for the following reasons:

Compelling Justification

The area is in a state of transition with new development in the area. This corner will serve the local residents as well as members of the community which travel the area on a regular basis. This new development will enhance the available services in the area and the uses desired by the applicant are within the current planned use for the area.

The property currently has multifamily as well as higher density single family uses within the immediate area. The northwest corner of the intersection is commercial with the same zoning as the applicant is requesting for this parcel. The area will benefit from a neighborhood style commercial development at the intersection.

There will not be a substantial adverse effect on public facilities and services, such as roads, access, schools, parks, fire and police facilities, and storm water and drainage facilities, as a result of the uses allowed by C-1 zoning.

The Commercial Neighborhood category allows low and medium intensity retail and service commercial uses that serve the primary local area residents and patrons.

320 S. Jones
Las Vegas, Nevada 89107
V - 702-562-0050
F - 702-562-0051

ZON-28325 VAR-28326
SUP-28323 SDR-28320
07/10/08 PC REVISED

Special Use Permit

A special use permit is being requested as part of the application for Beer/Wine/Cooler off-sales establishment. This use is permitted on this parcel in accordance with Zoning Code Chapter 19.4, Table 2 – Land Use Table, Retail and Personal Services for this use as the parcel sits on a minimum 100' wide right-of-way. This 100' right-of-way is applicable to both Washington and Pecos Roads. The special use permit is for the C-Store and gas station that will be on the northwest corner of the parcel.

Variance for Residential Adjacency

The applicant requests a variance for the proximity slope requirement for residential adjacency. The project shares a common property line with a multifamily development that is on both the eastern and southern property lines. There is also a single family development along the north side of the project which is separated by Washington street right-of-way. The request is to obtain a variance to Chapter 19.08.060 sec B. In this section the zoning code has a 15 foot limit to the building height. This variance is requested to allow the structures on the parcel to have a maximum height of twenty (20) feet. This variance will allow for the intended uses of the buildings while at the same time allow for a more architecturally pleasing project which will enhance the aesthetic value of the area.

Waiver of Perimeter Landscape Buffer

The applicant is requesting a waiver of the perimeter landscape buffer along the east side of the retail strip center. Provided is a 6'3" buffer where 8' is required. The reduction is to accommodate a five foot wide walkway along the east side of the building. In order to provide for a better look of the project and to compensate for the requested reduction in the buffer, the landscape plan has trees spaced 15' on center in lieu of the 20' on center spacing as required by code.

Summary

The proposed C-1 zoning is compatible with the established zoning and land use pattern of the area. It will provide additional commercial services that should be expected in this area of Las Vegas. We respectfully request your favorable consideration of this request. Please do not hesitate to contact us if you have any questions or need additional information.

Sincerely,



Dave Crete

RECEIVED

JUN 25 2008

320 S. Jones
Las Vegas, Nevada 89107
V – 702-562-0050
F – 702-562-0051

ZON-28325 VAR-28326
SUP-28323 SDR-28320
07/10/08 PC REVISED