



# ACE Engineering

Civil Engineering • Structural Engineering • Land Planning

May 25, 2008

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

**Subject:** *Durango Farm Road Commercial, 8433 Farm Road  
Site Development Plan Review – Special Use Permit, Major Modification,  
Variance, Waiver and Vacation of Excess Right of Way  
APN Numbers 125-17-601-010, 007 & 013*

Dear Sir/Madam,

On behalf of my client, Mr. Rupee Chima, we are submitting a development plan for his property located on the southwest corner of Durango Drive and Farm Road. The Assessors Parcel numbers are 125-17-601-007, 125-17-601-010, and 125-17-601-013. Farm Road and Durango Drive are both major streets and capable of carrying any additional traffic generated by our project.

A Major Modification to the Centennial Hills Sector Plan, from SC-TC to GC-TC is requested, in order to allow all of our proposed development.

We wish to provide a much needed hotel, both for the guests of Centennial Hills residents and for out-of-town family members who have loved ones at Centennial Hills Hospital. In order to attract a quality hotelier to the area a certain minimum number of rooms must be available. We are proposing a Holiday Inn with 139 guest rooms. A Special Use Permit for a hotel is being requested for this project. Due to the height of this building, we are asking for a Variance from Title 19.08.060(B)1.(a), the Residential Adjacency Proximity Slope, to allow a 60 foot setback along the southern property line where 170 feet are required. We are also seeking Waivers from the Town Center Development Standards, to allow a hotel to be 60 feet from a single-family dwelling where 330 feet are required, to allow a 5-story building where a 2-story limit is in place.

In addition to the Holiday Inn, we are proposing approximately 65,325 square feet of retail buildings, which will include

- A Convenience Store with fuel pumps and a full service Car Wash,
- A fast-food retail area including a Restaurant, Juice and Coffee shops with a drive-through
- A Tavern
- Other shops and services.

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For the convenience store we are seeking Special Use Permits for Fuel Pumps, a Retail Establishment with Accessory Package Liquor (Off-Sale), and a Gaming Establishment Restricted License. Our plan exceeds all required separation distances.

We are also asking for Special use Permits to allow a Liquor Establishment (Tavern) and a Restaurant (with drive-through). Again, we exceed the separation distance requirements for these uses.

Retail Buildings #1 and #2 are single story and are proposed 15 feet from the southern property line. A Waiver to allow a 15-foot setback whereas 20 feet is required, is requested. The residential property line on South is separated by 30 feet wide residential street from the south property line, thereby making total distance of 45 ft from Retail to Residential Property line.

Durango Drive is fully developed and constructed along the subject property. We hereby request, to vacate excess right of way (13,715 square feet) on Durango and Farm Road. A dedication of 5,029 square feet of area is being made along Farm Road, in order to conform to Centennial Hills Standards.

We believe each of our proposed uses will provide a necessary service for our neighbors in Centennial Hills and be compatible with the surrounding development, which is commercially zoned on each of the other corners of this major intersection. Upon completion, the hotel and other tenants will contribute to the retail choices available within the Town Center area and enhance the lifestyles of our neighbors in Centennial Hills.

Respectfully yours,

Ace Engineering

Jeff Ahner  
Project Manager

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