

September 11, 2008

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

RE: **APN: 126-01-601-016**
Subject: A. General Plan Change
B. Zoning Change
C. Site Development Review
D. Rear Setback Variance
E. Landscape Waiver

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Dear Sirs:

We respectfully submit this application for a General Plan Amendment, Rezoning, Site Development Review, Rear Setback variance, a parking variance and a waiver of the landscape fingers for a new development with a convenience store with gas pumps, an automatic car wash and two future restaurant pad sites. This 1.92 net acre site has a current general plan of PCD and is zoned Undeveloped. The lot is currently vacant and is located north of Kyle Canyon road, along Oso Blanca and south of US-95.

The proposed General plan for this site is General Commercial and the proposed zoning is C-2. 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 under 35' in height and have exterior materials that consist of stucco, flat horizontal metal panels and aluminum storefront. The pad buildings will be designed and approved separately as another package. We are requesting a rear setback variance of 13'-3" where 20'-0" is required. This side of the development is directly adjacent to the right-of-way for US-95 and having the building closer to the freeway would provide better visual access to the site. We are also requesting a variance for 50 parking spaces where 76 are required due to the irregular shape of the property. In addition, we are requesting waivers of the side landscape buffer of 6'-0" where 8'-0" is required and a waiver of the front landscape buffer along Oso Blanco of 6'-0" where 15'-0" is required.

Access to the site is provided by two entrances along Oso Blanca. To our knowledge, the proposed project does not present any negative impacts to the community. To the contrary, we believe the project promotes the health, safety, and welfare of the general public by bringing quality development with much-needed services to an area of the City which has experienced rapid growth in recent years. The proximity of the proposed project to US-95 will permit motorists in the vicinity to have easy, quick, and safe access to the uses contemplated with this Application. Likewise, we believe the project will compliment the proposed uses associated with the Kyle Canyon Gateway project. The development will include street improvements and landscaping as required by the City of Las Vegas.

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We believe the project, as submitted, is consistent with the City of Las Vegas' vision in this area of the City. We have endeavored to follow Title 19 of the Code as closely as possible, both in the design and layout of this site. We hope you share in our vision for this site and support us in our effort to bring a high-quality and much-needed amenity to the residents of Las Vegas.

Respectfully Submitted,



Kristen G. Neuman, AIA
APTUS Architecture

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