



ACE Engineering

Land Planning • Civil Engineering • Architectural Design • Structural Engineering

August 25, 2008

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

**Subject: Durango Farm Road Commercial, 8433 Farm Road
Tentative Map
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.

In addition to the 139 rooms 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.

All these uses will be commercial sub-divided through a final map. Tentative map is fore-requisite for final map approval.

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

**TMP-29652
10/09/08 PC**