

JUAN J. ELIAS  
2301 E. Bonanza Rd  
Las Vegas, Nv. 89101


CITY OF LAS VEGAS  
Planning & Development Department

Dear Gentlemen

JUSTIFICATION LETTER

I am requesting a Site Development Plan Review for a proposed commercial building and a waiver of the perimeter landscaping requirements to allow for a 5' landscape buffer on the west perimeter, a 3' buffer on the south a 2' landscape buffer on the north, to accomodate parking; on 0.15 acres adjacent to the northeast corner of Bonanza Rd. and 23rd street (APN: 139-26-811-094), R-1 (Single Family Residential) Zone [PROPOSED: N-S (Neighborhood Service)].

The above request is to offer services in this location to our Hispanic Comunity, due to there is a great percentage of them in this area.

Sincerely  
  
Juan J. Elias.

**SDR-31641**  
**12/18/08 PC**