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January 5, 2009

Dave Cornoyer
CITY OF LAS VEGAS
PLANNING DEPARTMENT
731 S. Fourth Street
Las Vegas, NV 89101

RECEIVED

JAN 05 2009

**Re: Revised Justification Letter – APN 162-06-801-005
Special Use Permit & Site Development Plan Review
P's Auto Sales**

Dear Dave:

This office represents the applicant in the above referenced matter. This application is a request for a special use permit and a major modification to an approved site development plan review (SDR-1167) for a used automobile dealership located on the northwest corner of Las Verdas Street and Sahara Avenue. The applicant is requesting in conjunction with special use permit to request a waiver to allow a 23,900 square-foot parcel where 25,000 square feet is the minimum required. In addition, the applicant is requesting to allow zero parking lot landscape islands where two are required for the new parking added to the east end of the site depicted on the site development plan.

The subject site is part of an overall commercial center containing a variety of uses including, retail restaurant and office tenants. The existing building was previously entitled and utilized as an automobile repair shop that has since gone out of business. The applicant is proposing to use the existing facilities to store and display vehicles for sale on site. In addition, the applicant will be performing minimal repairs to vehicles as necessary within the existing building not to exceed the previous operations approved at this location.

The site is part of large commercial center, surrounded by commercial uses to the north, east south and west and is located on a 100 foot arterial, Sahara Avenue. Consequently, the proposed uses are entirely consistent with the area and will not have an adverse impact on surrounding properties. If approved, the proposed establishment will be making use of an abandoned building previously utilized as and already retrofitted for retail/repair/automobile type uses.



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January 5, 2009
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We appreciate your kind consideration of our request. Should you have any questions, please call me. Thank you very much.

Sincerely,

KUMMER KAEMPFER BONNER RENSCHAW & FERRARIO



Tabitha D. Fiddymont

MMA
1/5/09

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