



CONVENIENCE SUPER STORE

Feb. 19, 2009

Planning and Development
City of Las Vegas
731 S. Fourth St.
Las Vegas, NV 89101

JUSTIFICATION LETTER SITE DEVELOPMENT PLAN REVIEW

We are interested in offering TRUCK RENTALS, U-HAUL Trucks and Trailers specifically, for rent at our business located at 8490 Westcliff Drive. Our current zoning, C-1, does not allow for the use. We are requesting a rezoning from C-1 to C-2, with a General Plan Amendment Change from SC to GC, and a Special Use Permit to allow a Truck Rental. Additionally, we are submitting a Site Development Plan Review to request an increase of parking spaces.

Our current parking plan allows for 22 parking spaces including Handicapped and ADA accessible. Our new parking plan, if approved, will allow 28 total parking spaces including Handicapped and ADA accessible. The new parking plan will designate a total of 6 spaces dedicated to Truck and Trailer Rental; consequently, our maximum truck and trailer on site parking will be limited to 6.

The TRUCK RENTAL (U-Haul) will be designated a "U-Haul Dealer," whereby the rental and sale of moving items is incidental to our existing convenience store business. We will not be a "Service Center" where repairs, maintenance, excessive truck storage, etc., will occur.

We request a "Waiver" from the original conditions of approval for the site in regard to Landscape requirements as noted in paragraphs 3 and 4 of the attached letter from the City of Las Vegas, dated November 30, 1990. We have planted 29 drought tolerant shrubs and plants (depicted on our site plan) along our south boundary of Westcliff, and we installed an underground irrigation system- as landscaping and irrigation were absent from the property upon my purchase in October, 2006.

The north and east property lines mentioned in paragraph 3 have been improved and are now paved driveways and parking areas. We do have one drought tolerant tree in a planter adjacent to the building on our east side; however, there is no space to plant additional trees on either side.

Our west boundary has a landscape area in the northwest corner of the property which currently has

GPA-33542 ZON-33543

SUP-33544 SDR-33546

04/09/09 PC



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page 2

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no underground irrigation nor an easily accessible source for irrigation. The planter has landscape boulders only.

Thank you for your time and consideration,

Murray Petersen
Redcard, LLC
dba: Convenience Super Store

A handwritten signature in blue ink that reads "Murray Petersen".

8490 Westcliff Drive-Las Vegas, NV 89145 (702) 982-6206
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GPA-33542 ZON-33543
SUP-33544 SDR-33546
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