



February 4, 2009

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

RE: Bargain Hunters Retail Center – Justification Letter

Dear Planning Staff,

We are requesting a Special Use Permit for a 20,457 square foot Second Hand Dealer (Bargain Hunters) in an existing retail structure located at 1200 South Rainbow. The site is zoned C-1. The project is a tenant improvement and will not alter the square footage of the existing building and will not modify the existing condition of the site.

The parking requirements were analyzed based on the shopping center parking ratio (1/250) and current individual use as indicated on the Parking Analysis. The results are parking requirements of 257 spaces or 182 spaces. Therefore, the existing complex does not meet the current Title 19 parking requirements. However, a parking variance as part of this application is not required because this is a replacement of similar use previously approved.

Sincerely,

A handwritten signature in blue ink, appearing to read "Dan Ballard", with a stylized, cursive-like script.

Dan Ballard, AIA

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FEB - 6 2009

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03/26/09 PC