

VEDELAGO - PETSCH ARCHITECTS

May 8, 2009

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

Re: Justification Letter – Towbin Motorcars Remodel
Vedelago Petsch Architects Project No. 2008112

To Whom It May Concern:

This justification letter is provided to explain the request and intended changes to the property.

The proposed project consists of a remodel to existing space & minor exterior improvements to an existing automotive dealership, zoned C-2, located at 5550 West Sahara Avenue, Las Vegas, NV 89146 (APN 163-01-404-022).

The proposed improvements consist of the remodel of approx. 10,300 sf of existing automotive showroom space, the addition of an architectural element at the entry & the service drive, the addition of decorative shade structures in the parking area & the revision of the vehicle display areas at the south & east edges of the front parking areas.

This proposed project is not adding to the existing building enclosed area square footage. Also, the proposed changes are not encroaching into any existing setbacks or height restrictions.

If you have any questions regarding this project or the content of this letter, please don't hesitate to contact me.

Sincerely,



S. Mark Petsch, AIA, NCARB



CC: file
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