APTUS Architecture

July 31, 2009

Mr. Ben Sticka
City of Las Vegas Planning and Development
731 South Fourth Street
Las Vegas, Nevada 89101

Re: REVISED Justification Letter
A Cab Taxi Dispatch Center
APN: 139-26-201-004
VAC-35193; SUP-35194; SDR-35195; VAR-35198
SUP-35194 (see separate request to withdraw the application)
VAR-35198 (CLV determined application not required; refund in progress)

Dear Ben:

Enclosed please find the required application materials associated with the following requests:

- Site Development Plan Review for a Taxi Yard with waivers of a portion of the landscaping requirement and sidewalk on Gragson Avenue, approval to retain limited existing barbed wire fencing, and to permit exceptions for landscape fingers within the parking lot.

A Cab has been operating at its existing site located at 4444 South Valley View since 2004 and received its first medallion from the Taxicab Authority in 2001. Its current site on .86 acres has continually met the company's needs since that time. The recent condemnation of the existing site to facilitate the expansion of Harmon Avenue has required that the business be relocated. The proposed 1.89 acre site located at 1500 Searles Avenue is a suitable location for the permitted use within a C-M zone.

The proposed site is appropriate for this use in that its shape and the layout of the existing and proposed buildings promote ideal circulation for a small taxi company. A vacation of 3,126 square feet along Gragson Avenue allows the new proposed property line to follow the path of an existing roadway and what was believed to be the site's boundary, and will facilitate the construction of entrances on the north and south ends of the property for both primary and secondary access for the relatively small number of taxis which will utilize the site. The site plan also requests a waiver to permit the site to continue in its current condition without a sidewalk on the south side of the property, but with an improvement to the screening and existing landscaping. The site plan requests a waiver of landscaping requirements to permit 6 to 7 feet of landscaping where 15 feet is required along Gragson, and an 8-foot decorative masonry wall is proposed to provide screening from the site's operations on both the north and south property lines. The applicant is currently reaching out to neighboring property owners to discuss making the design of the wall compatible with existing development.

The unique parking layout reflects the applicant's desire to meet the requirements of the Code while addressing the practical usage of the site. On the largest shift A Cab is permitted by the Nevada Taxicab Authority to dispatch a maximum of 53 cars. Upon shift changes, drivers are only briefly on the site, and dispatches are staggered throughout each shift in order to prevent internal and neighborhood congestion. When a taxi is returned to the site, it does not "park", but is quickly reviewed for safety and administration purposes and is then re-dispatched to the next driver. "Back up" taxis are parked on the site, but can be stacked in tandem since they act only as reserves in the event of a problem with one of the taxis in service. In the unlikely event that the entire business were to be closed for any period of time, all of the company's taxis could be

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parked in tandem or along the periphery of the site but completely contained on the property itself without spilling out into the surrounding neighborhood. Although the company operates 24 hours a day, 7 days a week, the traffic on site at any one time is scheduled so as to minimize congestion and interference with neighboring development.

The existing office building will be remodeled to accommodate the company's approximately 12 non-driver employees. Adequate parking for both these employees, as well as those drivers who may bring a personal vehicle to work is provided, although experience has shown that many employees choose public transportation instead of driving private vehicles.

Outdoor Storage is a Conditional Use within a C-M zone. It is proposed that storage containers be located just inside the decorative block wall at the northern boundary of the site. At 8 feet high, the containers will not be a visual disturbance to the surrounding area over the 8 foot decorative masonry wall. The location of the containers will also provide an additional buffer to neighboring properties from the uses on site.

Accessory buildings on site reflect the site's use for limited maintenance of company owned vehicles. Auto Repair Garage (Minor) and Auto Paint and Body Repair Shop are both Conditional Uses in the C-M zone, and any maintenance performed on site will consist only of preventative or basic maintenance such as oil changes, tire changing, and minor paint jobs to keep the taxis prepared for their usual schedules. No fueling services will be offered, and more intense body work, such as that associated with vehicles involved in collisions, will be performed elsewhere. As required, the repair and service work will be performed within the proposed building in an area which will be completely enclosed.

If you have any questions or need additional information regarding anything with respect to these requests, please do not hesitate to contact my office.

Sincerely,

Kristen G. Neuman

Kristen G. Neuman, AIA
APTUS Architecture

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