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September 3, 2009

VIA HAND DELIVERYCITY OF LAS VEGAS PLANNING & DEVELOPMENT
731 S. Fourth Street
Las Vegas, NV 89101**Re: Justification Letter – Review of Conditions
Bell Real Estate, LLC
APN #162-04-704-008 and 162-04-802-001 thru 004**

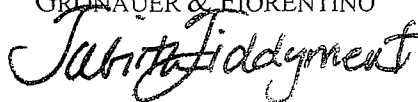
To Whom it May Concern:

This office represents the applicant in the above referenced matter. This application is a request to review and waive conditions #3 and #4 of SDR-21141. The subject site is located on Industrial Road and is currently planned for industrial uses. The site is developed as a parking garage for taxi cab and other Bell Transportation vehicles.

The applicant seeks to waive a portion of the landscaping requirements in conditions #3 and #4 of the SDR. Specifically, the applicant is requesting that the requirement to include trees within the landscape buffer be waived as they are an obstruction to safe site visibility for vehicles entering and exiting the garage. Due to the depth of the driveways and the speed with which vehicles travel on Industrial Road, the trees create an unsafe obstruction to adequate visibility.

We appreciate your kind consideration of our request. Please let me know if you have any questions or concerns or if I can provide you with any additional information.

Sincerely,

KAEMPFER CROWELL RENSHAW
GRONAUER & FIORENTINO

Tabitha D. Fiddymment

TDF/sli

**ROC-36423
12-02-09 CC**