

October 5, 2009

City of Las Vegas
Development Services Center
731 South Fourth Street
Las Vegas, NV 89101

Re: Justification Letter – Findlay Volkswagen North

To Whom It May Concern,

The following letter is to inform you of our intent to develop 4.06 acres (176,850 sf) of the undeveloped portion of parcel **125-27-101-036** along Azure Drive next to Findlay Honda.

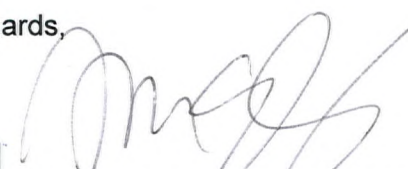
We intend to build a new & used car automobile dealership with a service garage totaling **25,375 sf**. The parcel number is currently zoned **GC** under the Town Center District (**T-C**). The proposed project name is Findlay Volkswagen North and the use conforms to the current zoning for the site.

Finally, our site has been designed to conform to the City of Las Vegas Title 19 Development Code along with the 2006 IBC Code, ANSI 117.1 – 2003 and the Town Center Development Standards. However, we would like to apply for a waiver to the Town Center landscape island and tree requirements to allow 46 trees where 63 are required, a waiver of open space requirements to allow 13% where 20% is the minimum required and a waiver of Title 19 requirements to allow zero foot buffer where eight (8) feet perimeter is the minimum required along the west perimeter of the site as shown on the site plan sheet (DR1.00).

Thank you in advance for your cooperation in this matter and do not hesitate to contact our office with any comments or questions.

Regards,




Frank Gonzalez, Project Manager
Youngblood Architecture

RECEIVED

OCT 05 2009

SDR-35903
REVISED
10/22/09 PC