

December 15, 2009

City Of Las Vegas
Planning & Development
730 South 4th Street
Las Vegas, Nevada 89106

Re: **METRO PIZZA - APN: 125-21-313-003**
WAIVER TO TOWN CENTER DEVELOPMENT STANDARDS
TO ALLOW A ZERO FOOT LANDSCAPE BUFFER

Dear Sirs:

This justification letter for a Waiver to the Town Center Development Standards is based upon the following conditions:

1. The existing offsite improvements are already constructed. Reference the attached photos.
2. Landscaping will be provided for 15 feet behind the existing sidewalk.
3. A waiver for landscape screening on the utility boxes is also requested. The photos show the existing utility structures on Sky Pointe & Cimarron. The grading plans show the required retaining walls to separate the earth fill from the utility boxes. Adequate room has been provided around the utility structures to meet applicable clearance standards for workers maintaining the facilities.

We formally request approval of this Waiver to Town Center Standards.

Sincerely,

GROVE, INC.



Terre Grove-Forbes
Vice President

TGF/

Encl.

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