

pacific design concepts, llc

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PDC

December 22, 10

City of Las Vegas
731 S. Fourth Street
Las Vegas, NV 89101

Attn: Steve Swanton

**RE: RAINBOW & CRAIG SEQUOIA ELECTRIC
APN:138-03-602-013
SPECIAL USE PERMIT JUSTIFICATION LETTER
GENERAL PLAN AMENDMENT AND REZONING**

PROJECT NO: 10-129

Dear Steve,

We respectfully request favorable consideration for the above referenced project for a Special Use Permit.

The proposed special use permit is to allow 9,000 sq. ft. rental store facility with outside storage on 1.21 acres in conjunction with an existing contractor's office. The rental store would have a very small select inventory of items. All equipment rented comes with an operator this is a unique style of rental store that is designated to meet specific needs of the community. The applicant intends to modify his request of GPA 39489, to GC and ZON-39480 to C-2 the applicant also understands that this use permit is subject to approval of the revised GPA request and the revised zoning request to C-2.

The proposed special use permit is appropriate based on the following findings of facts;

- A. The proposed use can be conducted in a manner. That is harmonious and compatible with existing surrounding land uses, and with future surrounding land use as projected by the General Plan;
- B. The subject site is physically suitable for the type and intensity of land use being proposed;
- C. Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use;
- D. Approval of the Special Use Permit at the site in question will be consistent with or compromise the public health, safety and welfare or the overall objectives of the General Plan.

Should you have any questions or require additional information please contact our office.

Sincerely,



Richard C. Gallegos
Principal

RCG/PT

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