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DEVELOPMENT
SERVICES

REVISED March 17, 2011

Mr. Romeo Gumarang
Planning & Development
City of Las Vegas
333 N. Rancho Drive
Las Vegas, NV 89106

RE: Firestone Auto Care Center – Deer Springs & Durango
Justification Letter

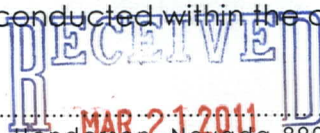
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Dear Romeo,

On behalf of the applicant and owner, we respectfully review and approval of the attached application for Site Development Plan Review Amendment. The project site is located at the northwest corner of Deer Springs and Durango in Town Center. The subject portion of the site is proposed for development as an auto repair center. The entire commercial subdivision consists of approximately 4.71 acres; is zoned GC-TC and its land use designation is MS-TC. The proposed amendment to the previously approved Site Development Plan Review (SDR-27051) is to reconfigure the middle portion of the site with two buildings, where three were approved. This revised site layout enhances internal access and complements the existing buildings.

We are requesting review and approval of an Auto Repair Garage (Minor) within the GC-TC zoning district, which is a conditional use within this zoning district. The proposed use is compatible with the existing uses in the center and with the surrounding neighborhood in terms of architecture, height, landscaping, intensity and site design. The proposed use will occupy approximately .92 acres of the commercial subdivision.

Firestone Complete Auto Care offers a wide variety of automobile repair and maintenance services that fit within the City's definition of this use. Services offered include, but are not limited to maintenance tune-ups, filter replacement, oil changes, air conditioning repair and maintenance, vehicle inspections, tire repair and replacement services, brake-related services, and the sale and installation of minor parts and accessories. Transmission services are offered, but are limited to the normal maintenance functions related to fluid replacement. Neither installation nor major overhaul of engines and transmissions is proposed, nor is body work. All work is conducted within the confines of the building.



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The proposed use conforms to the standards set forth in the Zoning Code and the Town Center Design Standards. As to the Site Development Plan Review Amendment, no new waivers are being requested but we respectfully request that any previously approved waivers for the center remain in effect.

We look forward to presenting these items to the Planning Commission on April 12, 2011. Please contact our office if you have any questions or comments. Thank you for your kind consideration of this matter.

Very truly yours,



Barbara Baird

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