



ARCHITECTURE • PLANNING • INTERIOR DESIGN

August 7, 2009

City of Las Vegas
Planning & Development Department
731 S. Fourth Street
Las Vegas, NV 89101

Justification Statement for the SWC of Tenaya & Azure

Ladies and Gentlemen:

GK³ Architecture, on behalf of MFE Inc., is requesting the review and approval of a site development plan review for the South West corner of Tenaya and Azure. The site design includes an 8 pump Gas Station with a 3,334 SF convenience store and an adjacent 1,750 SF retail lease space. Special use permits for the project have been previously approved, and an extension of time was approved on March 2008, EOT-26433.

The site design has been modified from the originally approved plans with the addition of the adjacent lease space and a large outdoor plaza to the North. Existing driveway entrances off of Tenaya and Azure have been maintained. The parking has been re-designed accordingly. The parking and landscaping have been provided per Town Center and City of Las Vegas standards.

The revisions to the site plan conform with the development pattern in the surrounding area and this is an appropriate use for the site. The benefits for the project are to support the goals of the Town Center by creating a stable, identifiable and functional commercial district. The uses are supportive and compatible with the neighboring land uses and this project will be an asset to the area.

The approval of the proposed design would not constitute a grant of any special privilege. The building would not allow a use or activity which is not permitted in the C-1 Zone, and would pose no adverse effect to public health, safety, or welfare.

Thank you for your consideration of these matters.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Gemie M. Knisely', is written over a horizontal line.

Gemie M. Knisely, RA

**SDR-32534
REVISED
09/10/09 PC**



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