

Petroni Development , LLC
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November 5, 2009

RE: Justification letter for APN 138-12-810-039 Case # SDR-6829 Request for a partial waiver of interior landscape buffer requirement & locations of shipping storage containers.

To whom it may concern:

I am writing this letter to request a waiver of the interior landscape buffer on the east & south property edges & identify the locations of the shipping storage containers. It is a landscape tree, shrub & supply yard & is not open to the general public.

First off by reviewing the schematic of this property & the accompanying photos you will be able to see that the yard is completely enclosed from any public viewing. I have labeled the photos for the next few sentences to correspond to some points. The east wall borders the Red Feather Center & on my side it is at least 10' tall with security wire another 2 feet above that. On their side the wall is another 6 feet taller as you can see by the moving trucks parked against it. The rear (or south side) of my lot has a 5' NV Energy power easement, & this wall is the back side of Edwards Mini Storage measuring 12' in height.

My 1st point is that on these 2 property lines no one will ever see the landscaping except for delivery personnel & employees.

The west property line is bordered by the Jehovah Witness Church. We worked with them when we first bought this property & have maintained a good relationship with the members. Here we want to install drought tolerant trees every 20' on center (which is closer than the 30' requirement) and no shrubbery planting due to the fact no one will ever see them.

The north property edge has existing landscaping that exceeds the city requirements.

As you can see from all of the photos, all of the other businesses around this property do not have any or very minimal interior landscaping: Red Feather Center, Edwards Mini Storage, the Jehovahs Witness Church, the Storage One complex, & the auto service business.

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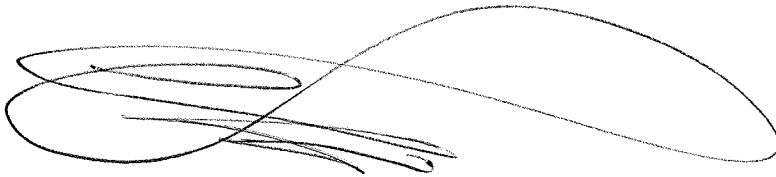
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My final point is probably the most important. As we all know water conservation is of the upmost importance in the Las Vegas valley. If I were required to plant this landscape consisting of 21 trees & 82 shrubs, which again lends no value to the general public, we would be wasting an estimated 80,000 gallons of water per year.

We hope this letter serves as a benefit to the Planning & Development department & the city council in seeing that installing this landscape; one has no aesthetic value to the general public, two has not been a requirement for most all the surrounding businesses, and three most importantly will in affect waste 80,000 gallons of water per year, a scarce & precious resource in our valley.

I have been in touch with Doug Rankin & Sheila Lambert liason to city councilman Steven Ross & will be meeting with him soon.

Thank You,

A handwritten signature in black ink, appearing to read 'Ron L. Petroni'. The signature is fluid and stylized, with a large loop at the end.

Ron L Petroni
Managing Member

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