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CROWELL**

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GRONAUER & FIORENTINO**

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January 4, 2010

VIA HAND DELIVERY

CITY OF LAS VEGAS
PLANNING & DEVELOPMENT
731 S. Fourth St.
Las Vegas, NV 89101

Jan 2
**Re: Revised Justification Letter – Zone Change for APN: 125-20-801-003
& 005, Major Modification for APN 125-20-801-005, Site Development
Plan Review for APN: 125-20-801-005, Special Use Permit for APN:
125-20-801-005, Variance for APN: 125-20-801-005, & Vacations of a
Portion of Rome Boulevard & Unnamed Street**

To Whom It May Concern:

Please be advised this office represents J&N Development/Sun Auto (the "Applicant"). The Applicant is seeking a site development plan review for a proposed minor auto repair shop generally located on the south side of Rome, north side of the I-215 Beltway off ramp and east of Durango, more particularly known as APN: 125-20-801-005 (the "Site"). In conjunction with the site development plan review, the Applicant is seeking a major modification/zone change, special use permit, variance and vacation of a portion of right-of-ways.

Major Modification & Zone Change

The Site is currently zoned TC-U. The Applicant is requesting a major modification to the Centennial Hills Town Center Land Use for APN: 125-20-801-005 only and a zone change to TC-SC. The modification to the plan and zone change is appropriate because (1) it is adjacent to a large developed commercial shopping center, (2) it is adjacent to the I-215 Beltway off ramp, and (3) it is at the end of a cul-de-sac.

Jan 2
Additionally, the Applicant is requesting that APN: 125-20-801-003 is rezoned to from undeveloped to TC. The Applicant is **not** requesting a major modification to the plan for APN: 125-20-801-003.

2 Jan
Site Development Plan Review

A minor auto repair is an allowable use in a TC-SC zoned district. The Applicant is proposing a Sun Auto repair shop on the Site. The building is approximately 27' in height and approximately 6126 square feet. The building will have 10 service bays, an office and lobby/display area. In conjunction with the site development review, the Applicant is requesting the following waivers:

**MOD-36955
REVISED
01/28/10 PC**

RECEIVED
JAN 04 2010

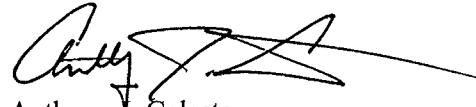
Vacations of Rome Boulevard & Unnamed Street

The Applicant is requesting the vacation of Rome Boulevard and a portion of the unnamed street south of Rome Boulevard. Both Rome and the unnamed street dead-end into the I-215 Beltway off ramp and therefore are unnecessary. Additionally, the northern half of Rome Boulevard has already been vacated and the western half of the unnamed street has already been vacated.

We thank you in advance for your consideration of this matter. Should you have any additional questions, please feel free to contact me.

Sincerely,

KAEMPFER CROWELL RENSHAW
GRONAUER & FIORENTINO



Anthony J. Celeste

AJC/dmf

MOD-36955
REVISED
01/28/10 PC

◆ ISSUE DATE ◆	DECEMBER 15, 2009		A-O
JOB NO.	LC587		
SHEET NUMBER			

ADDRESS	LOCATION	TED	
DESCRIPTION	NORTHEAST OF THE INTERSECTION BETWEEN SANTA ANITA AVENUE AND SAN JOAQUIN COUNTY HIGHWAY 15 IN LAS VEGAS, NV 89149		
JURISDICTION	AUTO-REPAIR GARAGE (MANOR), 18 BAYS		
APN	CITY OF LAS VEGAS 195-09-00-006		
EXISTING ZONING	TC-U		
PROPOSED ZONING	TC-SAC		
NET SITE AREA	22,848 SF (0.51 ACRES)		
EXISTING BUILDING AREA	22,848 SF (0.51 ACRES)		
PROPOSED BUILDING FOOTPRINT COVERAGE	6,108 SF / 72,840 SF = 20.4%		
UNDEVELOPED AREA COVERAGE	1,707 SF / 72,840 SF = 2.3%		
PARKING CALCULATION (TITLE 19.6A TABLE 2)			
PARKING SPACES PROVIDED	18 (1.25 F / 2001 + 5)	=	36
PARKING SPACES REQUIRED (TITLE 19.6A TABLE 4)			
18 (1.25 F / 2001 + 5)		=	36
ADDITIONAL SPACES PROVIDED (TITLE 19.6A TABLE 2)		=	0
ADDITIONAL SPACES REQUIRED (TITLE 19.6A TABLE 2)		=	0
NET PARKING SPACES PROVIDED (REFERENCE PARKING MANAGER)		=	36
LOADING SPACES (TITLE 19.6A TABLE 6)			
REQUIRED 1			
PROVIDED 1			

WAIVERS & VARIANCES

SITE DEVELOPMENT SUBMITTALS

1. SITE PLAN
2. 30% OPEN SPACE
3. TRAFFIC IMPACT STATEMENT FOR SITE PLAN
4. 30% OPEN SPACE
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