

August 30, 2010

City of Las Vegas
Planning & Development Department
731 South 4th, Street
Las Vegas, Nevada

RE: Project #583 Team Ford – Justification Letter
Site Development Plan
APN # 125-34-515-005

To Whom It May Concern:

We are submitting this project justification letter for your review and consideration. We are currently representing as “applicant” on behalf of Team Ford in their evaluation and development of a new “Quick Lane” service facility of approximately 7,000 sf, within the limits of their existing property at the above referenced location. This new facility would be an extension of their existing service line which includes oil changes, minor tune-ups and service currently being conducted within their existing facility as well as provide a more efficient car wash system to conserve water, power and also to enhance the clients experience with shorter wait times associated with scheduled or unscheduled visits.).

The current use of the site is for parking, receiving inventory and display of available autos within the current Team Ford Dealership. We are requesting formal approval of our site development plan for the new “Quick Lane” facility. This proposal conforms to the General Plan, SDR’s Z-0074-97(10) and (11), and is compatible with the surrounding land uses and zoning districts within the same area. The facility will also be designed in compliance with and conforming to the architectural design guidelines outlined in the Rio Vista Plaza Planned Development document Z-74-97(4), 1-14-99 PC.

As part of a National rebranding program being facilitated by the Ford organization, Team Ford will be making many enhancements to its existing facility and services to become more customer centric and present a new and consistent image with other dealerships across the country. One of those improvements includes the addition of the “Quick Lane” facility to provide the customers a more efficient solution to services currently being provided within the existing sales/service building. As this is not a new service line, it is not anticipated that “Quick Lane” will generate any additional traffic that is not currently purchasing or servicing their vehicles at this time.

Team Ford anticipates that this new facility would create approximately 20 full time jobs for the short term construction project and 8 - 10 full time permanent employment opportunities once the project is completed. It is anticipated that the hours of operation at this facility would be consistent with the existing operation Monday thru Friday 7:00AM – 7:00PM, Saturday 7:00AM – 6:00PM and closed on Sunday.

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At this time we are unaware of requirements for any State licenses specific to the use requested.

Team Ford will be employing numerous sustainability concepts into the project to reduce its carbon footprint and minimize the utilization of natural resources on a long term basis. Some of the concepts being considered include recycling the water associated with a state of the art high efficiency car wash system, low flow fixtures, a light color palate, recycled content on steel and concrete materials in addition to regionally manufactured materials although they will not be seeking a LEED Certification.

Please let us know if you have any questions or if I can be of additional assistance in the review and approval of this request. Thank you in advance for your consideration!

Sincerely,



Douglas G. Purvis
President – Purvis Architects

cc: Joe Garcia – SR Construction
Moriah Curran – SR Construction
Tom Strickland – Suncoast Development
Steve Olliges – Team Ford
Al McDonald – Team Ford

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