



27 January 2011

City of Las Vegas  
Planning & Development Department

Re: **Justification Letter - 5501 Drexel, Llc - dbd: Ed Bozarth Chevrolet**

To Whom It May Concern:

In reference to the above-mentioned project, we provide the following Justification Letter to accompany our application.

**Issue**

Construct and maintain an addition to the existing Ed Bozarth Chevrolet Dealership at 5501 Drexel Road. The addition is at the south end of the facility and will increase the showroom size by 7,300 Square feet. The addition will cause minor modifications to a portion of the exterior façade.

**Information**

As it is an existing facility and business, the number of employees will remain the same. The existing hours of operation, owners, managers and licenses will be unchanged.

**Findings**

This project is compatible with the adjacent businesses in the area as it is an existing facility. All city policies and standards are met; they are unchanged from what is already in place. There will be no negative impact to neighborhood traffic or adjacent roadways. All building and landscape materials are consistent with what is already in place. Again, all design characteristics are the same and will remain harmonious with the surrounding developments and neighborhoods. And, all measures ensuring the public health, safety and welfare will remain in place with this existing facility.

Please contact me with any further clarifications you may require.

Sincerely,

A handwritten signature in blue ink, appearing to read "Richard J. Youngblood".

Richard J. Youngblood, A.I.A.  
President

RECEIVED  
FEB 24 2011  
City of Las Vegas