



ACE Engineering

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April 12, 2011

City of Las Vegas
Building & Safety
333 N. Rancho Drive
Las Vegas, NV 89106

Attention: Steve Gebeke, Planning Supervisor

RE: APN: 139-35-805-001 Justification Letter for SDR #41235, SUP #41236 and Additional SUP and 2 Variance Requests

Dear Steve,

We are submitting this request for an additional 4 fueling pumps at the Arco AM/PM gas station located at 2320 E. Fremont Street in Las Vegas. Additionally, the owners are wishing to construct a 1-story, 2400 square foot office building on this same property of which 1500 sq. ft. will be occupied by a financial institution. A 200 sq. ft auto smog check facility is also being requested. In order to facilitate the addition of these pumps, the financial institution, and the auto smog check facility, the existing car wash structure will be demolished. The car wash structure is old and does not match the newer development in the surrounding area. With the removal of the car wash structure, these new improvements will actually have a positive impact on existing site congestion. The removal of the car wash structure and addition of the canopy with 4 fueling pumps will create a smoother flow of traffic on the site. The owners are also trying to enhance the appearance and value of their property with these improvements.

These site enhancements will require 2 Special Use Permits:

- SUP 41236 for the proposed financial institution. The building or portion thereof that is dedicated to the use shall have a minimum of 1500 square feet. The remaining 900 sq. ft. of this building will be utilized by the owners as a private office for the convenience store operation. The hours of operation for the financial institution will be from 8:00 a.m. to 11:00 p.m., seven days per week. There is a 1000 foot distance requirement from any existing financial institution. The distance from the proposed financial institution is 190 feet. A waiver is being requested for this 810 ft. difference. The financial institutions are separated by a major street. There is a required 200 foot distance from any residentially zoned property. This site is 130 feet from a residential property; however no home currently exists on this property. A waiver is being requested for the 70 foot shortage. The site is surrounded by 3 major streets (Charleston Blvd., Fremont Street and Eastern Avenue) which buffer this site from the residential parcel.

VAR-41385 VAR-41386

SUP-41384 SUP-41236

SDR-41235 REVISED

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- SUP for Auto Smog Check. The owner is requesting an SUP for an Auto Smog Station that has 200 sq. ft. of covered facility with no stacking lane where code conditionally allows a stacking lane that will accommodate at least 3 cars without using any required site parking spaces for this use. All amenities will be available at the C-Store at all times while the auto smog check is in operation.

These site enhancements will also require 2 Variance requests:

- A variance to allow a rear yard setback of 7 feet where 20 feet is required in the C-2 zoning district. The uniqueness of this triangular site makes it difficult to meet the conditional setbacks. This reduction in setback allows for a smoother flow of traffic on the site, particularly at the Fremont entrance to the proposed fuel pumps. Additionally, the area directly behind the rear yard setback for the proposed financial institution is a public-right-of-way which goes between Fremont Street and E. Charleston Blvd. This right-of-way is typically used by customers of the C-store to go around the block from Fremont to E. Charleston. There is not a heavy traffic flow through this right-of-way except for customers to this site.
- A variance to allow 16 parking spaces where 25 are required. Once again, due to the odd, triangular shape of this site the parking layout does not always work for the best advantage. The owner has observed that the peak time for customer flow into the C-store is between 5 a.m. to 7 a.m. and again from 4:30 p.m. to 6:00 p.m. The auto smog check facility and the proposed financial institution are not open for business during the 5 a.m. to 7 a.m. time frame. Additionally, the owner has run a pump usage report for the month of March which shows that in a 14 hour time period from 5 a.m. to 7 p.m. the total pumping time for 1 pump was 40 minutes in the 14 hour period. I have attached this report for reference. It has also been the owner's experience that during peak hours cars remain parked for 3 to 4 minutes on the average. Additionally, cars entering the site have 24 fueling pump positions to pull into and customers can stay parked at the fueling pump while conducting their business on the site.

These site enhancements will require the following waiver and exception to the SDR #41235:

- A waiver from the perimeter landscape buffer width requirements is required along the east property line to allow 0' where 15' is required. The odd shape of this lot does not allow for this landscape buffer to exist on this site.
- An exception to the required design standard per Title 19.18.050 (E) (4) where trash container shall be located away from the street front and screened from view of the right-of-way. The odd shape of this lot and the addition of the auto smog check facility does not allow for this requirement to be met and the trash enclosure is located in view of the right-of-way.

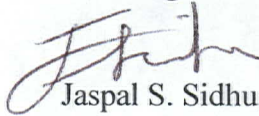
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This development will act to benefit the public welfare, as the proposed product will upgrade aesthetics on Eastern Avenue, Fremont Street and Charleston Avenue as well meeting City of Las Vegas development standards.

Sincerely,

Ace Engineering


Jaspal S. Sidhu, P.E.

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4/4/2011 12:40:11 ARCO am/pma 82263

Pump Sales Report

From 3/1/2011 to 3/31/2011

UNLEADED REGULAR - 1

Day	PUMP1	PUMP2	PUMP3	PUMP4	PUMP5	PUMP6	PUMP7	PUMP8	PUMP9	PUMP10	PUMP11	PUMP12	PUMP13	Pumps	Daily Sales
1	843.37	861.22	754.59	769.63	878.91	1,086.13	698.93	801.34	0.00	953.31	852.91	787.94	773.33	2,256.98	12,244.59
2	812.84	799.04	732.96	694.51	776.53	847.84	668.38	764.57	0.00	816.76	1,079.06	623.21	767.98	2,033.02	18,411.70
3	870.27	871.40	828.71	497.14	807.12	915.48	662.92	611.08	543.21	882.55	699.93	628.95	721.78	2,184.95	11,605.47
4	670.47	782.85	639.45	728.42	873.35	991.86	680.06	751.92	935.58	884.28	725.22	753.87	819.00	2,427.29	12,844.54
5	774.70	787.03	778.77	843.85	741.15	892.03	589.98	528.23	768.88	1,018.83	579.62	528.58	755.84	2,504.30	11,569.66
6	714.92	669.57	576.93	426.79	612.09	860.24	529.74	571.99	691.81	1,025.02	444.30	591.84	597.26	1,760.11	10,872.61
7	741.55	862.99	736.04	809.11	813.32	892.14	805.24	439.85	947.00	924.93	857.75	878.57	885.66	2,359.95	12,324.10
8	780.50	865.35	705.96	647.96	708.71	942.24	823.64	456.02	744.22	870.71	565.67	543.65	665.58	2,089.13	11,010.35
9	624.69	754.02	678.98	682.49	731.88	828.37	641.28	624.61	755.47	815.26	570.48	583.45	588.59	1,877.70	10,667.27
10	690.20	724.85	666.69	532.87	879.01	901.66	827.48	594.50	756.67	759.39	572.84	649.34	689.14	2,082.54	11,065.88
11	846.28	900.36	813.81	770.51	680.40	949.96	758.62	737.39	773.72	818.16	671.05	706.25	738.82	2,399.01	12,564.34
12	742.82	742.84	577.02	552.10	868.19	860.14	623.42	647.94	707.36	853.96	519.28	545.45	714.06	2,078.37	11,032.42
13	639.45	723.58	664.39	483.76	640.89	711.27	614.50	520.02	654.27	789.45	435.78	550.37	610.79	1,830.31	9,866.63
14	815.61	778.37	577.07	624.80	747.96	842.74	670.37	538.88	680.75	787.41	638.00	637.12	556.38	2,096.72	10,892.18
15	727.03	796.07	600.00	626.95	799.94	819.48	554.73	524.63	658.09	763.77	556.87	636.96	718.06	1,933.56	10,717.04
16	822.32	812.13	713.03	511.56	637.76	836.33	583.83	460.81	862.60	777.21	649.35	549.65	500.03	1,688.16	10,744.57
17	771.90	796.31	576.08	549.90	759.70	818.42	481.31	606.94	801.45	785.28	638.17	558.65	530.31	1,919.68	10,654.08
18	761.85	745.22	650.05	647.51	828.87	959.36	700.42	612.53	787.49	851.90	626.98	605.42	660.62	2,256.93	11,898.15
19	669.77	697.28	598.26	563.32	687.75	830.12	552.51	498.37	743.00	893.54	395.51	543.65	594.69	1,849.47	10,128.24
20	620.80	740.40	471.67	526.93	822.72	744.93	551.42	535.80	686.92	888.87	511.12	589.89	475.86	1,967.43	10,054.76
21	763.84	875.77	657.08	480.97	705.74	807.32	611.15	453.76	738.32	870.77	628.66	584.38	684.17	2,066.13	10,908.84
22	749.29	741.13	688.26	631.78	743.22	870.58	849.57	810.30	679.29	925.96	582.60	609.37	611.15	2,003.98	11,101.88
23	675.52	697.76	663.83	611.22	748.14	913.97	578.88	543.20	794.80	789.88	526.08	705.27	552.76	2,040.37	10,641.68
24	783.67	827.04	699.51	708.10	805.70	926.71	636.61	2.77	877.77	978.13	568.23	730.23	692.05	2,209.2	12,065.75

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UNLEADED REGULAR - 1

Day	PUMP1	PUMP2	PUMP3	PUMP4	PUMP5	PUMP6	PUMP7	PUMP8	PUMP9	PUMP10	PUMP11	PUMP12	PUMP13	Pumps 14+	Daily Sales
25	822.78	1,035.84	927.38	797.85	856.58	701.82	779.17	782.40	732.55	899.96	740.28	785.32	957.92	2,578.67	13,317.31
26	708.77	880.97	652.94	669.39	835.11	865.57	704.47	646.18	833.62	795.94	733.03	717.95	802.42	2,241.60	11,887.34
27	703.74	743.93	691.11	619.77	706.77	843.55	683.27	647.74	722.71	744.24	548.90	543.10	755.38	1,880.73	10,939.85
28	617.47	748.00	793.11	633.54	792.29	925.38	591.16	825.63	707.06	804.36	657.77	621.02	636.98	2,449.84	11,906.85
29	809.20	712.09	610.36	579.55	715.94	915.71	631.25	538.29	743.93	939.09	507.01	507.98	704.61	2,228.68	11,143.70
30	835.64	852.96	640.63	555.27	806.18	815.89	689.26	583.76	666.02	755.52	559.87	605.88	644.93	2,135.57	11,107.38
31	702.29	924.26	650.91	574.60	936.00	881.81	579.16	587.44	802.16	866.46	673.27	686.90	721.05	2,341.76	11,968.09

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Day	PUMP1	PUMP2	PUMP3	PUMP4	PUMP5	PUMP6	PUMP7	PUMP8	PUMP9	PUMP10	PUMP11	PUMP12	PUMP13	Pumps 14+	Daily Sales
1	52.63	50.86	55.41	24.43	51.58	40.28	28.54	22.35	0.00	58.64	67.40	38.51	41.79	89.42	634.84
2	38.29	41.78	28.71	46.25	45.64	57.20	29.75	46.30	0.00	64.32	46.77	38.56	49.70	158.38	681.63
3	33.81	33.86	53.14	29.96	78.60	37.00	58.18	39.67	28.16	60.78	63.24	49.73	74.02	92.04	741.19
4	39.12	56.66	53.42	41.95	60.38	86.35	28.81	36.22	88.65	86.78	33.86	33.66	47.88	99.56	793.58
5	63.94	83.16	29.13	60.27	64.70	50.51	53.70	24.77	43.73	60.78	62.59	52.48	63.05	152.40	842.21
6	43.77	46.37	22.50	29.20	53.98	36.49	36.33	18.99	44.59	90.19	34.49	16.28	32.77	116.38	622.33
7	54.41	71.38	14.71	11.56	57.48	64.78	32.24	31.72	43.09	16.58	41.94	57.83	53.03	89.43	640.18
8	46.38	85.52	28.07	29.68	41.52	45.82	16.25	25.02	35.65	52.78	51.68	29.82	40.22	111.67	640.68
9	25.77	51.57	38.07	11.49	63.55	41.81	53.71	56.74	51.01	47.31	24.04	41.26	29.89	131.27	685.49
10	56.54	16.22	49.05	13.90	46.56	45.41	84.11	47.25	69.36	44.89	39.12	14.74	44.17	121.19	683.10
11	53.46	51.77	44.91	21.26	38.17	72.02	54.86	6.46	57.99	92.62	45.86	47.40	35.27	122.38	768.43
12	80.26	59.79	56.20	35.83	53.70	61.74	25.55	41.42	54.47	69.08	56.05	48.46	53.51	138.61	880.67
13	33.58	45.32	42.38	26.51	21.32	40.04	61.05	32.47	58.78	52.13	31.46	38.96	55.23	118.80	658.13
14	84.49	30.36	34.99	32.34	33.09	83.21	26.70	39.85	31.99	28.81	61.47	24.41	42.39	112.10	665.80
15	54.83	66.44	33.07	17.83	34.96	41.95	43.83	38.72	45.78	31.42	41.32	26.16	39.45	108.32	632.08
16	44.90	40.10	13.27	34.43	31.11	62.22	29.32	16.81	51.17	40.76	26.22	23.25	26.68	99.77	548.02
17	40.60	57.92	37.24	28.50	67.43	78.39	37.78	32.85	39.05	55.69	38.13	19.98	67.37	189.63	711.35
18	67.72	40.88	31.73	48.14	5.20	69.25	65.46	40.94	70.93	62.26	15.4	48.69	67.37	189.63	843.37

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Day	PUMP1	PUMP2	PUMP3	PUMP4	PUMP5	PUMP6	PUMP7	PUMP8	PUMP9	PUMP10	PUMP11	PUMP12	PUMP13	Pumps 14+	Daily Sales
19	34.23	35.80	50.82	35.88	50.58	28.99	27.76	33.42	48.69	51.08	29.14	59.78	71.77	107.09	710.75
20	43.49	48.84	41.55	42.90	39.98	30.32	41.01	30.49	58.22	55.53	23.53	30.52	32.32	133.31	558.07
21	54.63	38.14	45.63	24.74	75.16	54.55	42.68	26.04	49.18	39.30	47.21	26.39	5	116.13	695.25
22	29.18	49.93	43.58	14.84	32.16	61.44	31.26	37.28	52.93	62.31	71.24	31.74	1	153.04	593.14
23	52.07	18.35	41.05	21.61	59.00	55.13	35.80	21.07	51.52	63.79	37.92	19.30	21.72	128.93	630.26
24	48.80	45.30	27.73	45.13	33.50	45.54	18.23	38.32	40.23	50.83	47.79	30.25	51.88	144.44	687.95
25	70.35	63.46	54.76	56.27	52.11	55.81	32.08	34.57	56.36	39.22	48.92	28.18	90.38	140.55	881.04
26	50.16	70.96	62.21	17.41	47.59	53.74	49.08	53.78	89.68	75.88	25.13	34.34	47.44	110.57	787.89
27	38.61	62.60	28.87	30.52	45.30	70.17	21.38	46.20	53.40	46.11	18.13	48.91	25.55	87.87	620.32
28	9.65	42.27	50.55	15.28	38.15	49.96	34.69	21.51	34.11	50.50	45.64	35.73	28.57	109.14	558.15
29	53.82	28.15	23.65	54.99	45.24	23.19	21.45	24.73	56.18	35.06	25.97	13.38	50.71	108.88	553.18
30	60.80	35.31	28.63	24.07	44.56	65.62	36.40	39.45	45.31	26.89	29.64	27.85	49.54	109.80	625.88
31	35.14	55.95	32.69	25.20	28.95	30.38	34.30	28.70	38.91	43.81	35.48	31.27	49.10	107.31	580.30

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