

pacific design concepts, llc

3005 w. horizon ridge pkwy., #200, henderson, nv 89052 (702) 454-5842 fax (702) 454-7842

PDC

August 19, 2011

City of Las Vegas
333 N. Rancho Dr.
Las Vegas, NV 89106

Attn: Steve Gebeke – Principal Planner

**RE: RAINBOW & CRAIG SEQUOIA ELECTRIC
APN:138-03-602-013
SPECIAL USE PERMIT JUSTIFICATION LETTER**

PROJECT NO: 10-129

Dear Steve,

We respectfully request favorable consideration for the above referenced project for a Special Use Permit.

The proposed Special Use Permit is to allow 4, 970 sq. ft. Building Maintenance Services and Sales use with 2, 000 sq. ft. outside storage area on 1.21 acres in conjunction with an existing contractor's office building.

The proposed special use permit is appropriate based on the following findings of facts;

- A. The proposed use can be conducted in a manner. That is harmonious and compatible with existing surrounding land uses, and with future surrounding land use as projected by the General Plan;
- B. The subject site is physically suitable for the type and intensity of land use being proposed;
- C. Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use;
- D. Approval of the Special Use Permit at the site in question will be consistent with or compromise the public health, safety and welfare or the overall objectives of the General Plan.
- E. The proposed use will accommodate very small tools and equipment that is commonly used for a small electrical subcontractor business. No large equipment or large company vehicles will be stored at this location. The owner has rented a storage yard for the large vehicles and equipment that is used for this underground electrical company. The hours of operation for the business is Monday thru Friday from 6:30 am until 6:30 pm.

Should you have any questions or require additional information please contact our office.
Sincerely,



Richard C. Gallegos
Principal

RECEIVED

AUG 25 2011

City of Las Vegas

SUP-43005