

April 17, 2013

City of Las Vegas Planning and Development
731 South Fourth Street
Las Vegas, Nevada 89101

Re: A Cab Taxi Dispatch Center (revised)
APN: 139-26-201-004

Architecture

Engineering

Planning

Interiors

Landscape

To Whom It May Concern:

Enclosed please find the required application materials associated with the following requests:

- Site Development Review for an existing Taxi Yard
 - Approval will allow:
 - relocated parking based on the recent revision to the code and the recent text amendment
 - an exception to allow no parking lot landscaping
 - a waiver to allow a zero foot landscape buffer along the entire east perimeter

A Cab Taxi Co. is currently operating from their site located on a 1.89 acre site located at 1500 Searles Avenue. The site is currently zoned C-M. A Cab Taxi has been operating out of this location for approximately three years.

Accessory buildings on site support the site's use as a taxi yard, including provision of limited on-site maintenance of company vehicles. Auto Repair Garage (Minor) and Auto Paint and Body Repair Shop are both Conditional Uses in the C-M zone, and any maintenance performed on site will consist only of preventative or basic maintenance such as oil changes, tire changing, and minor paint jobs, etc., to keep the taxis prepared for their usual schedules. No fueling services will be offered, and more intense body work, such as that associated with vehicles involved in collisions, will be performed elsewhere. As required, the repair and service work will be performed within the proposed building in an area which will be completely enclosed. The second floor of the new structure will be storage for extra parts for the maintenance of the taxis. No tires will be stored here. The proposed SF of building "C" is 4,928.

Riverside
3750 Sante Fe Avenue
Suite 106
Riverside, California 92507
P 951.823.0555
F 951.823.0550

Las Vegas
1200 South 4th Street
Suite 206
Las Vegas, Nevada 89104
P 702.839.1200
F 702.839.1213

With this approval, we are also requesting several conditions be stricken from the applicant's requirements. They are as follows:

SDR-43999

Condition #4: We are requesting that no additional right of way, traffic or drainage studies, or right of way improvements be required. PRJ-48698 shall be based on the latest submitted landscape and site plan 04/17/13

SDR-39147

Condition #6: Perimeter trees shall be as shown on the current site plan, which are shown in the north landscape buffer. No other landscaping will be provided on site. The site is already developed, paved and striped and functions well for the user's needs.

Condition #7: We are requesting that no additional right of way, traffic or drainage studies, or right of way improvements be required. All development shall be based on the latest submitted landscape and site plans. The site currently has two means of ingress/egress and they function well for the limited amount of traffic that the site sees. There is no need for street improvements along Gragson as there would be no continuation of the sidewalk to the west with the other properties that are already developed without curb, sidewalk or the remainder of the half street improvements.

Condition #11: We are requesting that the site be allowed to continue to drain and function as it has done since the properties initial commercial use. No new flood walls, drainage easements, etc. are proposed.

Conclusion

This property has been developed since the early 1930's and works well for current needs. The revised use of the property has been thoroughly vetted with neighborhood residents and property owners many times in the last 3 years. The applicant provided the City with a petition in support of this change of use in 2010 that was signed by virtually all nearby stakeholders. Relations with the neighborhood have remained extremely positive throughout and these applications should not in any way diminish the level of community support. Movement of company vehicles to and from the location on an around-the-clock basis has proven not to be disruptive to the neighborhood and has provided an increased sense of security in an area that in recent years has suffered from encampments of the homeless and related neighborhood concerns.

If you have any questions or need additional information regarding anything with respect to these requests, please do not hesitate to contact my office.

Sincerely,



Kristen G. Neuman, AIA
APTUS

PRJ-48698
04/17/13

REVISED
VAR-49041 & SDR-48917