

March 14, 2013

Planning and Development Department, Current Planning Division
City of Las Vegas Development Services Center
333 N. Rancho
Las Vegas, NV 89106

**RE: JUSTIFICATION FOR SPECIAL USE PERMIT, VARIANCE FOR LANDSCAPE
REQUIREMENTS
APN 139-28-301-020 & -029**

On behalf of the applicant, George T. Lopez, Manager of DREA 357, LLC, JPL Engineering Inc. respectfully requests the City of Las Vegas to review a Special Use Permit application on a 2.43 acre parcel generally located on the northwest corner of W Bonanza Road and Clarkway Drive, within Ward 5 of the City of Las Vegas, a transitional area of the City. The subject property is currently zoned C-2, General Commercial, and The General Plan Designation is MXU, mixed use; we are not requesting a change to either designation. The applicant is requesting a Special Use Permit so that he may use the parcel as a Delivery and Service Vehicle Storage area, which is an allowed use with Special Use Permit under C-2 zoning.

Mr. Lopez operates a business providing and setting up specialized traffic control devices such as Impact Attenuators and Portable Message Boards (arrow boards) for special events (highway projects) and other temporary uses. He feels this is a suitable location in which to park his vehicles and their associated cargo between uses. The number of employees that will be working at the site on the largest shift is 2.

Most abutting or adjacent parcels are zoned for rural residential development, but only two abutting parcels are currently being used as inhabited residential dwellings. Properties on or near the Bonanza frontage in this area are transitioning from rural residential to commercial and industrial uses. Future plans of the owner are to obtain more parcels from the subject area, east to Clarkway Drive, in order to create a larger block of land that would be attractive for the redevelopment of this area. During the pursuit to compile the larger land area, the owner would like to continue storing his fleet vehicles on the subject parcels, while incurring minimal expense improving areas of the property that will eventually be removed as a result of the future consolidation. The applicant feels that a Special Use Permit will accomplish this goal and the proposed land use is consistent with current and planned development along this corridor. No habitable buildings are being added to the development at this time.

This portion of the City's Redevelopment Plan and the surrounding area, especially the Bonanza Road frontage is currently in a trend of development that is shifting from blighted, aging, rural single-family residences to land uses of more commercial and industrial nature. Due to the site's surroundings and the existing nature of this area of the City of Las Vegas, the applicant feels that the proposed Special Use Permit is consistent and compatible with current and future development.

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City of Las Vegas
Department of Planning

SUP-48810
SDR-48811

JPL ENGINEERING INC.

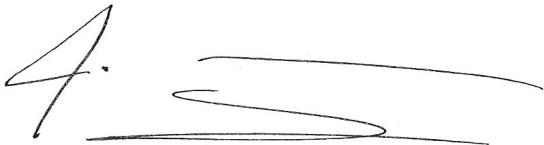
5096 W. Post Road
Las Vegas, NV 89118
Ph. (702) 898-6269 Fx. (702) 650-6260

As part of this application, we are requesting the exceptions and waivers:

1. An exception to the requirement for four 5-gallon shrubs or bushes per tree within the 8 foot landscape buffer on the north, east and west sides. These areas are not public areas and are not visible from the street.
2. An exception to the requirement for a six-foot tall screen wall along the south end of the west property line. A four-foot tall screen wall already exists on the adjoining parcel as well as an 8- foot tall chain link fence on applicant's parcel.
3. An exception to the requirement that all unplanted areas within the 8' landscape buffer are to have 2 inches of ground covering. We are proposing 5-foot diameter tree wells to be placed every 20 feet, with 2 inches of decomposed granite or decorative rock.
4. An exception to the requirement for landscape parking islands with trees.
5. An exception to the requirement for wheel stops within the parking stalls.
6. An exception to the requirement for a trash enclosure. In lieu of a trash enclosure, applicant has signed up for trash service with Silver State Disposal.
7. A waiver for the requirement to provide a 15-foot landscape buffer at the right-of-way. A 10-foot buffer would be provided instead, which would be consistent with the landscaping area of the parcel directly to the east.
8. A waiver for the requirement that an 8' block wall separate residential from commercial zoning. Constructing a new 8' wall adjacent to the existing 6' wall on the neighboring parcel would not only be unsightly, but it would also create a potential hazard for children. Applicant instead proposes to install plastic slats on the existing chain link fence bordering the property on the west, north and east sides per SDR.

Should you have any questions regarding the project please don't hesitate to contact our office at (702)898-6269.

Sincerely,
JPL ENGINEERING INC



James Lopez, P.E.
Principal

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