

840-044

May 28, 2013

Peter Lowenstein, AICP
Department of Planning
City of Las Vegas
333 North Rancho Drive, 3rd Floor
Las Vegas, NV 89106

**Re: Revised Justification Letter for Sahara and Hualapai Commercial Center Vacation
Petition: APN-163-06-416-006**

Dear Mr. Lowenstein:

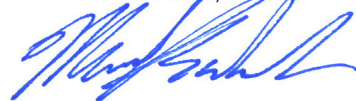
On behalf of our client, SH Northeast Land Company, we respectfully request your acceptance and review of our vacation petition application. We are proposing a 219,000 square-foot shopping center on 18.11 acres of vacant land located on the northeast corner of Sahara Avenue and Hualapai Way, which is located within the Peccole Ranch Master Plan. The project as proposed consists of approximately 202,300 square feet of inline multi-tenant retail and five perimeter pads which range in size from 2080 square feet to 6000 square feet. The site will be accessed from two driveways along Sahara Avenue and Hualapai Way. We are vacating a public drainage easement, created by PMP – 1902; Book 105 – Page 53; and a portion of a 20 foot sewer easement Book 690822 Inst 01543.

The proposed development is consistent with the current C-1 use for the parcel, and we do not anticipate the need for additional waivers. Our client has recently completed a Site Development Review (SDR-48469) in which site constraints and waivers were addressed. The anticipated hours of operation are 9:00 am to 9:00 pm.

Please contact me, at 702-804-2000, with any questions or comments you may have regarding this application. Thank you for your time and consideration in this matter.

Cordially,

G. C. WALLACE, INC.



Mark J Fakler, PE
Vice-President

cc: Frank Pankratz - SH Northeast Land Company

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