

September 26, 2014

The City of Las Vegas
Department of Planning
333 N. Rancho Drive
Las Vegas, NV 89106

Re: Justification Letter – Nissan Commercial Vehicle & Light Truck Center
Vedelago Petsch Architects Project No. 2013154

To Whom It May Concern:

This justification letter is being provided to define the request for Zone change & Design Review pertaining to the proposed Nissan Commercial Vehicle & Light Truck Center.

The proposed project consists of the development of one parcel within the City of Las Vegas, NV 89044. Parcel APN: 125-27-101-035 (approx.4.43 AC) defines the site for this project. The Current Zoning Classification for this parcel is Town Center District (SC-TC). The proposed improvements consist of the construction of one (1) 2-Level Automotive Sales & Service Facility with the related site improvements. The building is to be situated as shown on the accompanying Site Plan Exhibit.

We are requesting the following changes to the current Zoning Classifications:

- APN 125-27-101-035 Reclassified from Service Commercial (SC-TC) to General Commercial (GC-TC)

We are also requesting *Design Review* approval for the following site & building improvements:

- One (1) +/- 22,625 s.f. 35' Ht. 2-Level Sales & Service Facility
- One (1) 4.43 acre site with required parking, circulation & landscaping

The requested use that is required for this new facility is consistent with existing adjacent land uses. We are not asking for any Waiver of Standards or Variances at this time.

If you have any questions regarding this project or the content of this letter, please don't hesitate to contact me. We look forward to working with you on this exciting new project.

Sincerely,



Digitally signed
by S. Mark Petsch
Date: 2014.09.26
17:23:22 -07'00'

S. Mark Petsch, AIA, NCARB