



Government Affairs & Land Use Consultants • Liquor & Gaming Licensing

April 13, 2018

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

Re: APN: 125-35-401-012

To Whom It May Concern:

We are respectfully requesting approval of a request for a special-use permit to allow for a pre-owned car dealership to be located at 4800 Serene Drive. Las Vegas, NV 89130. This location is close to other like businesses and borders major streets with commercial uses. In addition, we are requesting a waiver of the required minimum site area of 25,000 square feet—our property is 24,394 square feet. Finally, we are requesting a waiver related to our site-development review to allow for the building orientation to not orient to the corner and to the street where Title 19.08 requires. The property owner will not have a bell system or PA system installed at this location. Any lighting that will be installed will be screened as to not affect any of the adjacent parcels. There will be no car rental service as part of this requested use. We believe this business can operate in a harmonious and compatible manner with the existing development in the area.

Thank you in advance for your time and attention to this matter. Should you have any questions or concerns, please contact me on my mobile phone at: 702-994-3844

Respectfully,

Nathaniel Taylor

Nathaniel Taylor
President

PRJ-73354
08/22/18

8414 W. Farm Rd., #180, Las Vegas, Nevada 89131 (702) 483-7045

SUP-73890 and SDR-73891 - REVISED