

ARGENTUM LAW

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May 23, 2018

BY HAND DELIVERY

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

Re: Justification Letter for a Tentative Map

To Whom It May Concern:

In conjunction with Sunbelt Engineering, we represent DI Properties, Inc., a Nevada corporation (the "**Applicant**"), with regard to its request for a Tentative Map for a proposed one-lot commercial subdivision on a developed property located at 3050 E. Bonanza Road, Las Vegas, Nevada, more particularly described as Assessor's Parcel Number 139-25-405-009 (the "**Subject Property**").

The Subject Property is zoned Limited Commercial (C-1) and consists of an existing retail shopping mall located upon one (1) parcel, with a total gross acreage of 4.76+/- acres. The Applicant desires to take the existing parcel and create a one-lot commercial subdivision, to be known as the Bonanza – Mojave Commercial Subdivision.

As shown on the tentative map, the proposed one-lot commercial subdivision demonstrates compliance with the necessary traffic circulation and access requirements set forth in Title 19, including those relating to streets, access points, driveways, and site visibility restriction zones. Furthermore, there is adequate on-site parking to accommodate the uses on the Subject Property. Accordingly, the proposed tentative map will not compromise the public health, safety and welfare.

Based upon the foregoing, the Applicant hereby respectfully requests the City's approval of its Application for a Tentative Map for a proposed one-lot commercial subdivision for the Subject Property.

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If you should have any questions, please do not hesitate to contact me. Thank you for your consideration.

Sincerely,

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Jeff Donato

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