



City of Las Vegas Planning Department
RE: Justification Letter for Tentative Map
APN # 139-36-210-003

Dear City Planner,

Please accept this application for the Tentative Map on the above referenced parcel of land.

The subject parcel is 4.65 acres and is located on Eastern Avenue and Cedar Avenue and adjacent to the US 95 north bound off ramp for Eastern Avenue. The property is existing as partially developed and partially vacant land. There is an existing 4189 SF C-Store with a Fuel Canopy / Fuel Dispensers and a self-service Car Wash that was permitted and constructed in 1997. The future development is to be determined at a later date. All of the off-site streets adjacent to the parcel are existing. The entire parcel that fronts any Public R-O-W is landscaped with ground cover and mature trees as shown on the Map. The vacant portion is protected from any disturbance with a fence as required by Clark County Air Quality.

The desire of this property owner is to Record a Commercial Subdivision Map to allow the subdivision of the existing development from the vacant land to allow for future development on the vacant portion. This will be a 1 Lot Commercial Subdivision.

This development does not have any existing or proposed perimeter walls.

It is understood that any future development of the parcel will require site plan approval and permits from the City.

If you have any questions, please give me a call on my cell at 521-3355.

Sincerely,

A handwritten signature in black ink that reads "Eric Rietz". The signature is written in a cursive, flowing style.

Eric Rietz PE, PLS
Rietz Consulting, Inc.

3060 E Post Rd # 110 Las Vegas, NV 89120
(702) 521-3355

PRJ-73714
06/28/18