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August 10, 2009

City of Las Vegas
Planning and Development
731 S. Fourth Street
Las Vegas, Nevada 89101

Subject: **Justification Letter for Rezoning, Site Development Review and General Plan Amendment on 1 acre lot at Tenaya and Craig Rd APN: 138-03-201-009**

To whom it may concern;

On behalf of our Client, CT-1, LLC, we respectfully request to rezone APN: 138-03-201-009 (Approx 1 acre) from R-E to C-1. In addition, we request the current General Plan Designation of Low Density Residential be amended to a designation of Service Commercial. Finally, per the requirements of Title 19 and the City of Las Vegas Staff, we also request a Site Development Review.

The proposed use of this property is a fast food establishment, specifically a Carl's Jr. Restaurant at 2772 Square Feet with a drive through. It is planned as a 24-hour operation and will employ an estimated 25 people. The principles on CT-1 LLC have successfully developed these types of projects in the past. Specifically, the Carl's Jr. Restaurant at Cheyenne and Martin Luther King Dr., the Wild Oats Shopping Center at Tenaya and Lake Mead, and the Park Central Plaza at Ann and Losee Roads. In addition, the Lessee, S.L. Investments, is the Current Franchisee for Carl's Jr. and currently owns and operates 36 Carl's Jr. locations in Las Vegas and the surrounding Area.

We believe the property is not viable for development under its current zoning and general plan designation, as the parcel is directly adjoining a Pet Cemetery. In addition, the property located on the adjacent north and southeast corners at Tenaya and Craig Road are currently zoned C-1 with a general plan designation of Service Commercial.

The only residential development near the area is on the southwest corner of Tenaya and Craig Road and that development is fully separated by a block wall running the length of the development. Accordingly, we feel conforming the subject property on the Northwest corner to the current zoning and general plan designations on the north and southeast corners makes sense for the community.

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Finally, we believe our submittal meets all the zoning, design and landscape requirements of Title 19 with a single exception. We would respectfully request an exception on the minimum throat depth requirement on each driveway entrance. Given the size of the lot, in order to meet the requirements for parking, we were unable to meet the code requirement for minimum throat depth.

Thank you for considering our request. Should you have any questions regarding this request, or require additional information, please do not hesitate to contact me at 702-408-6666.

Sincerely,

Warren B Hardy II
The Hardy Consulting Group

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