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11/28/2023

To may concern
Department of Planning
495 South Main St.
Las Vegas, NV. 89101

Subject: Special Use Permit Application for 2301 N Decatur Blvd. Unit 150, Las Vegas, NV. 89109

To who may concern,

I hope this letter finds you well. I am writing to formally request a Special Use Permit (SUP) for the property located at 2301 N Decatur Blvd. Unit 150, Las Vegas, NV. 89109. I have thoroughly researched the zoning regulations in our area and believe that obtaining a CUP is the appropriate course of action for the proposed use of the property.

Purpose and Scope:

The purpose of this SUP application is to seek permission for a facility for automotive garage service station minor repair (Tire Shop). This proposed use aligns with the long-term goals and vision of our community and offers several benefits to both the neighborhood and its residents. By providing detailed information about the proposed activities, we aim to demonstrate the positive impact our project will have on the surrounding area.

Addressing Review Criteria:

We have carefully reviewed the review criteria established by the Department of Planning and are confident that our proposal meets or exceeds each requirement. Our project has been designed to be a facility for the performance of minor repairs and service on vehicles of 10,000 pounds gross vehicle weight or less. This use also includes the repair and installation of other minor elements of an automobile such as windshield wipers, hoses, windows, etc., but excludes general engine repairs, engine installation, and the repair and installation of transmissions and differentials. We understand the importance of adhering to the guidelines set forth and have taken necessary steps to ensure compliance.

Justification of Need:

I have conducted extensive research and analysis, which indicates that our project will have a positive economic, social, and cultural impact on the community. The advantages that the special use entails will be economic, increasing the economy in the area where the community will be able to benefit from a reliable service and affordable costs for Nevada families, socially it will create a positive element that this special permit will bring because it will offer an opportunity for small businesses to be included in Nevada society. Addressing the needs of the community with socially responsible treatment we

strongly believe that our proposal aligns with the community's interests and will contribute to its growth and development and our aim is to ensure that our project minimizes any potential negative impact and creates a harmonious relationship with the surrounding community.

Thank you for considering our request. Please feel free to contact me at 702.351.5730 or Luifro19@gmail.com if you require any additional information or have any questions.

Sincerely,



Jose Luis Flores Tehuitzil