

01 September 2023

City of Las Vegas, Dept. of Planning
495 S. Main Street
Las Vegas, NV 89101

RE: Terrible Herbst Ann & Rainbow – General Retail (Gasoline Sales)
APN: 125-35-101-010
RWA Job. No. 22-094

To Whom It May Concern:

On behalf of the applicant, HER-LOZ 1, LLC (in association with DI Vegas, LLC & Diana Properties), we submit this Site Development Review application for a proposed expansion of the existing **Gasoline Sales** use. The additional pumps and canopy are appropriate in this Limited Commercial (C-1) zone that has a planned land-use designation of Service Commercial (SC).

The existing convenience store and gasoline station, located at 5590 N. Rainbow Blvd., will continue daily operation as-is with no impact to the existing landscaping or parking. The perimeter landscape buffers, and parking lot landscaping were installed with the development of the site in 2017. The proposed location of the new pumps and canopy, at 3000 s.f, will be located on the site where a previously approved drive-thru restaurant had been proposed. The new fuel canopy location complies with all setback requirements and has no impact on required parking.

This proposed addition is compatible with adjacent development in the area, is consistent with the General Plan and design characteristics are desirable in appearance. Given this data, we request your support on this project. If additional information is necessary to prepare these applications for public hearing, please contact me at your earliest convenience.

Sincerely,



Steven A. Richardson, AIA
Principal
Richardson Wetzel Architects

23-0310
09/01/2023