



December 09, 2024

City of Las Vegas  
Department of Planning  
Development Services Center  
495 S. Main Street  
Las Vegas, NV 89101

Re: Southwest Supply Project  
6509 W Red Coach Ave,  
Las Vegas, NV, 89108

APN 138-02-202-017

*Melvin Green*  
*Principal*

*Emanuele Arguelles*  
*Principal*

### **Justification Letter for Southwest Supply Project -24-0548-SUP1/24-0548-SDR1**

On behalf of our client, Matlock Holdings II LLC, KME Architects LLC (KME) are pleased to submit this application submittal package for a Site Design Review (SDR), and Special Use Permit (SUP) for the new Southwest Supply Project.

#### **Site Development Review**

The project will be located on 1.36 acres, consisting of an approximate 13,270 gross square foot two-story showroom and accessory office space. The showrooms will permit the sales of building and landscape supplies such as pavers, artificial turf, lumber forms, tile, carpet tile, garage epoxy, pool paint, mesa wall blocks, ledger panels, tools, and accessories with hours of operation from 7 A.M. until 4 P.M. on Monday through Saturday. The project will be accessible from West Red Coach Avenue. The building will have two public entrances opening into Showroom #1 on the North and West side of the building and will incorporate exterior roll-up doors to allow for easy access to Showroom #2. The outside storage area will be screened using an 8' decorative CMU block wall and landscaping with trees 20'-0" o.c. next to the residential and Commercial areas serving as both a visual and noise barrier. These screen walls will be architecturally integrated into the design of the development.

#### **Special Use Permit**

The Southwest Supply Project requires a Special Use Permit for a building supply store with exterior storage space to be located in a C-1 Zone. Per Table 19.12 "Permissible Use" the use will be Building & Landscape Material/Lumber yard ("A facility for the sale of home, lawn and garden supplies and construction material such as brick, lumber and other similar materials"). We are requesting the approval of a Special Use Permit to allow the above specific use as outlined in Table 19.12.

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### **Parking**

Parking will consist of 37 parking spaces in total, including 8 compact spaces, and 2 handicapped accessible spaces. In addition to vehicle parking, 2 loading spaces would be provided for commercial use. A fire apparatus access lane has also been accommodated on-site.

### **Landscaping**

The site consists of landscape and shrub coverage per section 19.08.040 (F). All trees and shrubs follow the Southern Nevada Water Authority and Southern Nevada Regional Planning Coalition Regional Plant list.

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The project will follow the guidelines of Title 19, and all standard amendments & conditions. The building elevations will have a palette of earth tones and neutral colors. The total building height is 32'-3" and meets the residential adjacency standards per section 19.08.040 (H).

Thank you for your time and consideration. Please contact me with any questions you may have regarding this project.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Melvin Green', is written over a light blue rectangular background.

Melvin Green, NCARB, APEC, NOMA  
Principal

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