

23 October 2023

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

RE: Terrible Herbst W. Bonanza & Martin Luther King – General Retail (Gasoline Sales)
APN: 139-28-304-010 & 009
RWA Job. No. 22-093

To Whom It May Concern:

On behalf of our client, Terrible Herbst, Inc. (in association with Sparks CC, LLC), we submit this application for a Site Development Review and Variance for a proposed expansion of the existing **Gasoline Sales** use at 1500 W. Bonanza. The additional pumps and canopy, proposed on the parcel to the north at 622 Sunny Place, are appropriate in this Limited Commercial (C-1) zone that has a planned land-use designation of Transit Oriented Dev-Low (TOD-2). The adjacent undeveloped parcel, to the north, at **622 Sunny Place** is proposed for the new **3,990 s.f.** fuel canopy with (6) pumps. The existing convenience store and gasoline station will continue daily operation with no impact to the existing carwash, landscaping, or parking.

Variance Request and Findings:

1. An 8' landscape buffer on the northern boundary of this parcel is required due to the adjacent R-E zone. There is an existing block wall at this boundary with an existing 2' wide, improved drainage easement. We are therefore requesting a **variance** to reduce the required landscaping area to **6'** along this boundary. The full width of this buffer will be 8' and includes the drainage easement.
2. The landscaping along Sunny Place, on the southern parcel, was reduced from 15' to 5' and approved by V-0067-00. A variance to continue a reduction of the landscape width on the northern parcel, where there is also an existing wall, is a requested reduction from **15' to 6'**. This request is due to site constraints at the existing car wash entry and island that holds associated equipment, combined with the turning radius and safety needed for tanker trucks delivering onsite.

The new fuel canopy location exceeds the residential adjacency setback requirement, from the northern boundary and is sufficiently separated from existing development on Sunny Place. Overall, the new canopy and pumps will not have a negative impact on the existing parking, landscaping, or development.

The additional fuel canopy, proposed on this undeveloped parcel, has been carefully planned. With the approval of a variance to reduce landscape buffers we believe the development complies with code requirements and previous approvals. We appreciate the staff's support of the application and look forward to the opportunity of addressing questions and concerns that may arise in the review of this application prior to the public hearing.

Sincerely,



Steven S. Richardson, AIA
Principal

23-0478
10/23/2023