



2525 W. Horizon Ridge Parkway, Suite 230,
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November 13, 2024

City of Las Vegas
Department of Planning
Community Development
495 South Main St.
Las Vegas, NV 89101

RE: Justification Letter for a Façade Remodel and Commercial Building Addition at 2425 N. Rainbow Blvd.

Please accept this letter as justification for the proposed façade remodel and commercial building addition at 2425 N. Rainbow Blvd. (APN: 138-15-801-002) currently zoned as Limited Commercial (C-1). There is an existing carwash and vacuum station on the site that will be removed. Through this design review, we respectfully ask for your approval of the following special use permit and waivers of development standards.

- 1) Request Special Use for Drive-Through Restaurant.
- 2) Request Waiver of Development Standards of USDCCA 222.1 (Departure Distance) for the northern driveway located on Rainbow Blvd. to allow for a departure distance of 43'-6", where 190'-0" is required.
- 3) Request Waiver of Development Standards of USDCCA 222.1 (Approach Distance) for the southern driveway located on Rainbow Blvd. to allow for an approach distance of 76'-10", where 150'-0" is required.
- 4) Request Waiver of Development Standards of USDCCA 222.1 (Throat Depth) as follows:
 - a. For an ingress throat depth distance of 24'-5" on the southern driveway located on Rainbow Blvd. where 25 feet is required.
- 5) Request Waiver of Development Standards to reduce landscape finger islands. Landscape fingers to be installed at every 11 parking spaces where it is required to be at every 6 parking spaces.
- 6) Request Waiver of Development Standards to reduce the number of trees along the south property line. We are only able to provide (6) 24-inch box trees where 14 are required due to the overhead power lines running along the south property line.
- 7) Request Waiver of Development Standards to reduce the landscape buffer along the south property line to 10'-10" where 15 feet are required. Providing the 15-foot landscape buffer would have a negative impact on the flow of traffic within the site and it would further reduce the number of parking spaces provided.
- 8) Request Waiver of Development Standards to allow 78 parking spaces where 138 spaces are required.

The proposed façade remodel and carwash addition design intent is to harmoniously blend with the existing developments in the surrounding area. There is no proposed change to the maximum building height of the existing building. Building A, as depicted on the site plan, will be 4,633 sq. ft. and stands 23'-8" high. The site can be easily accessed from N. Rainbow Blvd. via two driveways.

A total of 78 parking spaces are provided including 63 new standard parking spaces and 1 car and 1 van

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accessible spaces. There is also 10 existing standard spaces and 3 existing ADA spaces. All parking can be easily accessed by customers and employees via walkways located at building entrances.

Landscape is being provided in the form of terminal islands, landscape fingers, and landscape buffers where parking occurs. All plants being used are low maintenance, low water, and native to Southern Nevada, complying with the regional SNRPC plant list. There is 1 proposed trash enclosure to comply with City of Las Vegas design standards. Landscaping will be provided surrounding the enclosure for screening purposes, although still illuminated by a light pole to keep it safe for employees and away from vandalism.

We feel that this new façade remodel and new commercial building will attract new businesses to the area, which in return will create employment opportunities for the community. With these items in mind, we respectfully ask for your approval recommendation for this project.

Thank You,

Sheldon Colen,
SCA Design

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