



MK ARCHITECTURE, LLC

March 18, 2024

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

**Subject: 102486-PRE
Commercial Development
West Ann Road and North Shaumber Road
Justification Letter
Parcel: 126-36-201-006 (Portion)**

To Whom It May Concern:

MK Architecture on behalf of our client, Umer Malik, is respectfully submitting this justification letter for a Commercial Site Development Plan Review. General Plan Amendment, Rezoning and Special use permits in support of the project described below.

Project Information

The 5.2 gross acre site, a portion of the greater 58 gross acre parcel, generally located south of Ann Road, adjacent to Shaumber Road on the east and west. A Site Development Review is requested for a proposed commercial development on both sides of Shaumber Road, the proposed site consist of:

On the portion west of Shaumber Road, we are proposing 3 buildings:

- Building 1, 4,500 square feet tavern
- Building 2, 5,600 square feet retail/office
- Building 3, 2,100 square feet drive through.

On the portion east of Shaumber Road, we are proposing 1 building:

- Building 4, 4,000 square feet c-store with a 1,500 square feet carwash tunnel

24-0167
04/04/2024



MK ARCHITECTURE, LLC

Requested land use entitlements:

Site Development Review

We are requesting a site development review for a proposed 17,700 square feet commercial development.

General Plan Amendment and Rezoning

We are requesting a General Plan Amendment and rezoning from Civic (C-V) to Limited Commercial (C-1)

Variance

We are requesting a Variance for residential adjacency and reduced buildings setback

Vacation of Easement

We are requesting to vacate excess BLM Grant from new public road ROW line to existing BLM grant line

Special use Permits

We are requesting the following special use permits:

1. Special use permit for a full-service car wash
2. Special use permit for a proposed alcohol off-premise beer and wine (building 4, c-store)
3. Special use permit for gaming establishment, restricted 1-5 machines (building 4 c-store)
4. Special use permit for a proposed alcohol on-premise full (building 1, tavern)
5. Special use permit for gaming establishment (6-15 machines) for building 1 (tavern)
6. Special use permit for a fast food with drive through (building 3)

We hope this letter clearly explains the intent and scope of this project. Should you have any additional questions, please do not hesitate to contact me.

Thank you.

A handwritten signature in cursive script, reading 'majed khater'.

Majed A Khater, AIA. Architect

24-0167
04/04/2024