

LAW OFFICE

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AN ASSOCIATION OF PROFESSIONAL CORPORATIONS

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City of Las Vegas Planning and Zoning
495 South Main Street,
Las Vegas, Nevada 89106

**RE: Conversion of existing shopping center to minor auto repair. VAR parking,
SUP, SDPR apn. 162-08-501-001**

Dear Mr. Stewart,

On behalf of the property owner of the above-mentioned parcels, we request your evaluation of our proposal to change the use of the building from retail center to Motor Vehicle Repair, Minor and modernize the appearance of the building. The proposal includes maintaining the site layout, circulation and building footprint whilst maintaining the exterior and load bearing walls. A demolition plan is included in this submittal package.

Parking reduction to allow 44 spaces where 79 spaces are required by code: The subject site is part of a commercial subdivision consisting of two buildings. The second building is a tavern. The entrance to this tavern is oriented away from Sahara Avenue and faces east. Observations and aerial photographs spanning two decades indicate patrons of the tavern use the eastern portion of the parking lot and demand does not overlap with parking areas in the vicinity of the proposed auto repair. Moreover, the current provided parking is excessive as less than 10 spaces are typically used by the tavern during daytime hours. The change of use on the subject building eliminates eight existing spaces adjacent to the repair bays, and increases required parking by three spaces. However, the deficit is easily absorbed as the peak hours for each use are different and historical demand indicates only 10 of 44 spaces are utilized. The two uses can co-exist without encroaching into the other's presumed parking areas.


The operator proposes a series of services including windshield replacement and repair, tune ups, battery charging/replacement, front end alignments, replacement fuses, shock absorbers, brakes etc. A mobile smog check machine will be located in the interior of the building and operated as an accessory use. Vehicles will not remain on-site outside of employee hours.

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The property appearance will be upgraded with additional plantings in the existing dedicated landscape areas in front of the subject building as well as the neighboring tavern. The color scheme will match the second building on the parcel (Dotty's). To avoid a monolithic appearance on the elevation adjacent to Richfield Blvd, fenestration will be added. This may be converted to spandrel glass pending Building Department review. The site will otherwise remain the same with trash bins secured between the buildings then made accessible on trash collection days.

Please phone me if you have considerations or suggestions.

Respectfully,


Lora Dreja
Land Entitlements
(702) 598-1408

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