

SUZANA RUTAR, Architect Ltd.,

A Professional Corporation

Registered in NV, AZ, CO & UT

July 26, 2024

Planning & Zoning
City of Las Vegas
495 S. Main St.
Las Vegas, NV 89101

Re: **Special Use Permit
Justification Letter**
ANP #: 162-01-111-015
162-01-111-016
162-01-111-017
Address: 2550 Fremont St

To Whom It May Concern:

This is a Justification Letter for the above referenced properties. The above referenced properties is zoned General Commercial (C-2). We are applying for a Special Use Permit for the planned land use as a Motor Vehicle Sales (Used) for RT Motor Sport Used Car Sales.

The request for the special use permit is to allow for the existing building to be used as office space to support the Used Motor Vehicle Sales. The existing building is 1,327 square feet with 625 square feet office space on the first floor, and 702 square feet private office space on the second floor.

The use would require 1 handicap parking space, and 3 parking spaces for office use per Title 19. The proposed site plan offers 1 handicap parking space and 7 parking spaces intended for office use parking, and 43 stacked parking spaces intended for used motor vehicle sales. The site has existing landscaping, sidewalk, trash enclosure, and CMU wall located at the property line providing screening for the parcels south and west which is shown on the site plan.

Along with Site Development Plan Review, we are also applying for approval of the following variances:

- The Front Yard setback requirement is 10'-0". The existing building on the property encroaches into the mandated 10'-0" Front Yard setback by 5'-6".
- The minimum site area designated for this use shall be 25,000 square feet. Where this site provides 24,394 square feet.
- A 15-foot landscaping buffer is required adjacent to ROW. However, this site provides a 5-foot landscaping buffer adjacent to ROW.
- 8-foot landscaping buffer required for interior lot lines.
- One 24-inch box tree is required per 20 linear feet in the landscape buffer area. This site provides 24-inch box trees every 20 linear feet in the landscape buffer area located on the south side of the site along Olive Street.
- A minimum of four 5-gallon shrubs required for every tree. The site provides one and a half 5-gallon shrubs and one and a half 1-gallon for every tree located on site.
- Chain link fencing is not an acceptable material for perimeter screening. Chain link fencing and gates to remain.

1950 E. Warm Springs Road · Las Vegas, Nevada 89119

Phone: (702) 263-6176 · Email: Joshua@SRutar.comwww.SRutar.com

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- Parking lot landscaping requires a landscaping island with a tree at the end of each row of parking spaces and one landscape island with a tree for every 6 uncovered parking spaces.
- Upgrading the existing 30'-0" pan style driveway on Freemont to a radius style driveway.

Thank you for your consideration of this request. If you have any questions or if you require additional information, please call me at 702-263-6176

Sincerely,



Joshua Bombala, Project Coordinator
SUZANA RUTAR Architect Ltd.
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