



November 01, 2024

City of Las Vegas
Department of Planning
Development Services Center
495 S. Main Street
Las Vegas, NV 89101

Re: Southwest Supply Project
6509 W Red Coach Ave,
Las Vegas, NV, 89108

APN 138-02-202-017

Melvin Green
Principal

Emanuele Arguelles
Principal

Justification Letter for Southwest Supply Project

On behalf of our client, Matlock Holdings II LLC, KME Architects LLC (KME) are pleased to submit this application submittal package for a Site Design Review (SDR), and Special Use Permit (SUP) for the new Southwest Supply Project.

Site Development Review

The project will be located on 1.36 acres, consisting of an approximate 15,800 gross square foot two-story showroom and accessory office space. The showrooms will permit the sales of building and landscape supplies such as pavers, artificial turf, lumber forms, tile, carpet tile, garage epoxy, pool paint, mesa wall blocks, ledger panels, tools, and accessories with hours of operation from 7 A.M. until 4 P.M. on Monday through Saturday. The project will be accessible from West Red Coach Avenue. The building will have two public entrances opening into Showroom #1 on the North and West side of the building and will incorporate 3 exterior roll-up doors to allow for easy access to Showroom #2. The outside storage area will be screened using an 8' decorative CMU block wall and landscaping with trees 20'-0" o.c. next to the residential areas serving as both a visual and noise barrier. These screen walls will be architecturally integrated into the design of the development.

Special Use Permit

The Southwest Supply Project requires a Special Use Permit for a building supply store with exterior storage space to be located in a C-1 Zone. Per Table 19.12 "Permissible Use" the use will be Building & Landscape Material/Lumber yard ("A facility for the sale of home, lawn and garden supplies and construction material such as brick, lumber and other similar materials"). We are requesting the approval of a Special Use Permit to allow the above specific use as outlined in Table 19.12.

Parking

Parking will consist of 40 parking spaces in total, including 9 compact spaces, and 2 handicapped accessible spaces. In addition to vehicle parking, 2 loading spaces would be provided for commercial use. A fire apparatus access lane has also been accommodated on-site.

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Landscaping

The site consists of landscape and shrub coverage per section 19.08.040 (F). All trees and shrubs follow the Southern Nevada Water Authority and Southern Nevada Regional Planning Coalition Regional Plant list.

We are requesting an exception for the reduction in parking lot landscaping islands to allow space for exterior material storage. We propose 7 parking stalls directly west of the building with landscape islands on each side instead of the 6 required stalls.

We also request an exception to omit the landscape islands altogether for the additional parking along the South and West perimeter of the site.

Waivers

We would like to be granted a waiver for the landscape buffers; we're proposing a 5'-8 1/2" landscape buffer with trees 20'-0" o.c. along West Red Coach Avenue where a 15' landscape buffer is required.

Where the site is abutting residential properties, we're also requesting a waiver to allow a 5' landscape buffer where an 8' landscape buffer is required. Trees will be planted 20'-0" o.c. to providing a visual and sound barrier between the two uses.

Variances

Due to site constraints, such as the residential adjacency standards per section 19.08.040 (H) and space required for the fire apparatus access lane, we are proposing a 5'-6" building setback along the east property line where a 10' setback is required. This setback abuts two C-2 properties of which the Southern C-2 property has an existing CMU wall, and the Northern C-2 property shares the same owner leaving potential for a future cross access agreement to allow each property to use the driveway. To accommodate for the proposed 5'-6" building setback on the east property line, we're providing landscaping with trees 20'-0" o.c. up until the existing CMU wall begins.

Lastly, we're proposing an alternative design for the front yard fence along West Red Coach Avenue. We suggest a 12' long decorative CMU wall followed by an 8' long wrought iron fence in a repeating pattern. The height of the wall is intended to be 6'-0" tall.

The project will follow the guidelines of Title 19, and all standard amendments & conditions. The building elevations will have a palette of earth tones and neutral colors. The total building height is 32'-3" and meets the residential adjacency standards per section 19.08.040 (H).

Thank you for your time and consideration. Please contact me with any questions you may have regarding this project.

Sincerely,

Melvin Green, NCARB, APEC, NOMA
Principal

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Melvin Green
Principal

Emanuele Arguelles
Principal