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24-0375
07/18/2024

DATE: July 18, 2024

PROJECT: Green Shack Automotive Center

TO WHOM: City Las Vegas Planning and Zoning

ITEM: Justification Letter

This request is for the proposed project of the Green Shack Automotive Center in the City of Las Vegas on Fremont Street, Euclid Street and Olive Street. The proposed use is for major automotive repair garages

The parcels 162-01-111-009, 010, 011, 018, 019, 021, 022, 025, 026, 042 and 043 shall be consolidated into one parcel and sub-divided into two parcels or what may be required of the future tiny home parcels, NOT A PART OF THIS APPLICATION.

Parcel 162-01-111-026 is under a purchase agreement with escrow extended until entitlements approved. Documentation is provided.

All of the above parcels are zoned C-2. The major auto repair facilities are a conditional use that complies with required setbacks and landscaping and residential adjacency requirements. A waiver of standards for landscaping is requested. Two egress and exiting gates are proposed to be open only during business hours and meet fire department specifications required to allow fire truck access in emergency.

Automotive Center is 17,820 sf with parking requirements of 5 spaces plus 90 spaces at 200 sf per space for a total of 95 spaces. Parking provided is 84 spaces including 4 accessible spaces and 1 loading space. Of the provided spaces include 27 compact spaces which is less than 30% permitted. A waiver of 11 spaces is requested and the indoor spaces are not counted more than adequate parking spaces are provided. This waiver is approximately 10% of required spaces.

Landscaping: A waiver of the landscape buffer behind the auto buildings is requested. The buildings are 18 feet in height with perimeter walls either 12' or 10' tall based upon finish grading, with 10' separation from the perimeter walls and buildings, therefore landscaping in this area does not satisfy the intend of the ordinance and the excessive landscaping on the balance of the site mitigates the effect of this waiver.

Perimeter walls: Per section 19.08.080 C-2 table 7 we request 12' or 10' (based upon final grading) perimeter walls for security. The gates at the entrance and exit are to be open during business hours with fire department apparatus access when closed.

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Thank you,

Dennis E. Rusk Architect