



August 21, 2020

Robert Summerfield
City of Las Vegas - Planning and Development
333 N Rancho Drive
Las Vegas, NV 89106

Re: JUSTIFICATION LETTER FOR AN SDR and SUP- Centennial & Durango (APN 125-20-402-015)

Dear Mr. Summerfield:

Please accept this as an official justification letter regarding a Site Development Review and Special Use Permits for a new two-tenant retail building which will connect to an existing retail center at 6441 N Durango Dr/Las Vegas, NV 89149, (Ward 6, Fiore). The 1.12 acre parcel is zoned SC T-C (APN 163-01-103-004).

The subject parcel at 125-20-402-015 will be connected to the adjacent parcel 125-20-402-008, with common ownership, through a commercial subdivision map, and the combined parcels will total 1.12 acres. The Tentative Map for this process will be submitted at a later date, but in the meantime, a shared parking agreement has been signed between the two entities and is attached to this application. The two new retail buildings will total 11,945 square feet including covered outdoor patio space and a fire riser room. The retail center will total 26,725 square feet in total when combined with the existing center to the east. "Retail A" as designated in the Site Plan will be a Restaurant with Alcohol which will total 5,315 sf, and "Retail B" will be a Tavern totaling 6,580 sf. Both restaurants will be sprinkled.

The retail center will require 108 spaces total, based on 1 space per 250 square feet of retail space, and 152 spaces are proposed, so there is a surplus of 44 parking spaces. Further, it is anticipated that parking demand will be spread out throughout the day: new center which will include two restaurants/bars will attract the most traffic in the evening hours, and the existing retail center to the west sees most traffic during daytime hours.

Due to the irregular shape of this parcel, a waiver of setback standards will be required to allow a ten-foot front yard setback where 15 feet is required, a six-foot side yard setback where 15 feet is required, and a zero-foot wide landscape buffer where six feet is required. Lastly, a waiver is being sought to allow a Tavern use on a 1.12 acre site where an aggregate acreage exceeding 50 is required.

The expansion of this successful retail center will enable two proven local operators to serve the needs of this rapidly growing neighborhood. The use is harmonious and compatible with surround land uses, and the project will continue the positive momentum building in the northwest part of town.

If you have any questions, please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "John Curran", is written over a light blue horizontal line.

John Curran, SVP of Development

20-0139
08/21/2020