

May 20, 2021

City of Las Vegas - Planning and Development

333 N Rancho Drive

Las Vegas, NV 89106

Re: JUSTIFICATION LETTER FOR A SITE DEVELOPMENT REVIEW (APN 125-26-410-007)

Dear Mr. Floyd:

Please accept this as an official justification letter regarding a Site Development Review at 5620 N Rainbow Blvd/Las Vegas, NV 89130, (Ward 6, Fiore). The 0.82 acre parcel is zoned C-1.

SDR-75125 was unanimously approved at the City of Las Vegas Planning Commission meeting of April 23, 2019 for a proposed 19,785 square foot commercial center including a 2,985 square-foot convenience store with fuel pumps and canopy. The applicant wishes to proceed with just the gas station/convenience store portion of that previously approved development at this time, thus the request for a new SDR and SUP for BWC OFF-SALE.

Economic realities have shifted dramatically since the original application was approved due to Covid-19 and its rippling impacts. The applicant is eager to resume work on the corner parcel at this time. The shape and size of the parcel requires the building to be positioned as depicted in the site plan and will require a waiver. A waiver of Landscape buffer requirements on the north side of the parcel is necessary in order to fit the site design on an uniquely shaped parcel. The site is adequately parked per Title 19.

The convenience store with gas canopy will 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,

Nason Khomassi

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06/02/2021