

April 26, 2022

**City of Las Vegas Department of Planning**

333 N. Rancho Drive  
Las Vegas, NV 89106

Re: Justification Letter for 7-11 Charleston and Antelope  
Application for Design Review

Applicant: S&S Fuels  
Parcel Number: 138-34-802-006 and 138-34-802-005

To Whom it May Concern:

On behalf of the applicant, we respectfully request the approval of the Design Review pertaining to the following proposed new convenience store and fueling canopy on a previously developed parcel located at 6950 West Charleston Blvd, Las Vegas, NV 89145, assessor's parcel numbers 138-34-802-006 and 138-34-802-005, located in the City of Las Vegas, Clark County, Nevada. The property is currently zoned for (C-1) Limited Commercial District.

The applicant originally filed a request for a remodel of the existing building and to add fueling to the subject property. However, the City of Las Vegas notified us at the time of submission that 10' of the applicant's property along Charleston would need to be dedicated to the City for a future right turn lane and bus pull out. These future city improvements wouldn't allow for the expansion of the building and fueling area as originally designed so the applicant has made a concession to raze and rebuild on the site with the same use. Below is a summary of the new improvements and waivers being requested.

The requested improvements include the following:

1. Demolition of an existing convenience store
2. Construction of a new convenience store relocated towards the rear of the site to allow City of Las Vegas to construct a new right turn lane within the existing property boundary.
3. Construction of a new fuel canopy which covers 1,992 sf over 6 fueling stations.
4. Installation of two electric vehicle charging stations and an air station
5. Closure of existing curb cut on Charleston Boulevard closest to the intersection of Antelope.

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6. New site improvements including trash enclosure, site lighting and landscaping to meet Title 19 requirements as well as IECC.
7. Underground storage tanks, fuel dispensers and canopy / site signage are to be permitted separately by others.

**Request for Waiver of Development Standards – Setbacks**

The applicant is requesting a waiver of standards as they relate to the following items:

*Section 19.08.070 C-1 – Minimum Rear Yard Setback 20 feet*

The City of Las Vegas has requested up to 15 feet of frontage property on Charleston be dedicated for a future right turn lane. As a result of this request, the existing building placement will not allow for proper site circulation with the addition of a proposed fueling canopy. Therefore, the building must be razed and rebuilt 10 feet to the north of where it is currently sited. In addition the proposed fueling canopy will also move further north on the site to accommodate the City requested right-of-way expansion. Re-siting a new building in the proposed layout encroaches the required 20 foot rear setback by 10 feet. This building placement will allow for future expansion of city roadways while still providing safe egress and site circulation on this property. The rear property line is adjacent to a commercial driveway and as such this request would not impact the distance between a commercial property and residential use.

**Request for Variance – Parking**

*Section 19.12.070 Permissible Uses – On-Site Parking Requirements*

We respectfully request a reduction in the required number of parking spaces. The current code requires a parking ratio of 1:175 sf or a total of 20 parking spaces. The existing site layout has a parking reduction of 1 space (8%). The proposed plan would reduce the number of required parking by 5 spaces (25%).

As a result of demolishing the existing convenience store to accommodate a new right turn lane, the entire site will be newly improved with upgraded ADA access, landscape islands, loading zone, building apron and permanent trash enclosure which reduce the amount of site area for the required number of parking spaces. We believe the improved site circulation and safe access to the building have greater importance than providing the required number of parking spaces in this scenario.

In addition, our client has been in contact with Blood Systems, Inc., owner of the neighboring parcel, to discuss obtaining cross access for both parking and shared driveway. Unfortunately, the adjacent property owner was not amenable to either of the requests despite a significant portion of their property being undeveloped land.

**Request for Waiver of Development Standards – Building Orientation**

*Section 19.08.070 Figure 4 – Building Orientation*

We are requesting a waiver of design standards for the building orientation on a corner lot with primary and secondary frontage. The proposed building location on the northeast corner of the site will have the least impact on the existing site access



The applicant does not plan to make any improvements to the site access as a result of the future city project (shown in red on the site plan).

**Request for Waiver of Development Standards – Landscape Buffer**

*Section 19.08.070 C-1 Table 4.A – Landscape Buffer Minimum Zone Depths Required*

Adjacent to right-of-way

- Required: 15 Feet
- Provided: 5 Feet

The existing site has a 5' landscape buffer and due to site constraints we are requesting to keep the buffer size as-is with new plants to meet code.

Interior Lot Lines

- Required: 8 Feet
- Provided: 0 Feet

*Section 19.08.110.C.12 – Parking Lot Landscaping*

Location

- Required: Landscape island at the end of each row of parking spaces
- Provided: Landscape island at the end of each row except for the NW corner adjacent to the trash enclosure

Planting Requirements

- Required: One tree for every six uncovered parking spaces
- Provided: No mid-row landscape islands provided

We are providing two trees instead of the 2 ½ trees required based on the calculations.

**Request for Special Use Permits**

The applicant is requesting special use permits for the following:

For a proposed 3,436 SF Alcohol off-premise beer wine use  
For a proposed gaming establishment, restricted use

The subject property has been operational with these special uses and would like to continue operations in the new building.

In summary, we feel that the proposed enhancements to this existing property will provide the neighborhood with an aesthetically pleasing, modern and clean amenity. Our proposed project will also allow the City of Las Vegas to move forward with future right-of-way plans for safer roadways. We respectfully request your approval of the attached application.

Sincerely,  
**LEBODESIGN, LLC**



Lindsey K. Lebo, RID  
Principal

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