

KAEMPFER

CROWELL

ATTORNEYS AT LAW

LAS VEGAS OFFICE

ANTHONY J. CELESTE

aceleste@kcnvlaw.com
702.693.4215

June 13, 2022

VIA UPLOAD

City of Las Vegas
PLANNING & DEVELOPMENT DEPARTMENT
495 S. Main St.
Las Vegas, NV 89101

**Re: [REVSIED] Justification Letter – Investments West
General Plan Amendment, Zone Change, Site Development Plan Review
for a Commercial Center, and Special Use Permits to Allow (1) On-
Premises Liquor and (2) Restricted Gaming
APN: 126-01-301-013 (Kyle Canyon Road/Shamburger Road)**

To Whom It May Concern:

Our Firm represents the Applicant with respect to a request for a general plan amendment and zone change for property located at the northeast corner of Kyle Canyon Road and Shamburger Road, more particularly described as APN: 126-01-301-013 (the "Site"), along with the site development plan review for a tavern use. The Site is approximately 1.8 acres.

GENERAL PLAN AMENDMENT AND ZONE CHANGE

The Applicant is seeking to change the general plan to Service Commercial (SC) from Planned Community Development (PCD). The Applicant is requesting to rezone the Site to C-1 from U-PCD. A C-1 zoning designation is an allowed zoning designation under GC.

A change to the general plan to SC and a zone change to C-1 are appropriate for the following reasons:

- (1) The City of Las Vegas recently approved a large scale commercial development for properties located between Kyle Canyon Road and Iron Mountain Road and west of the Skye Village Road alignment. There is also an approved casino site located between the Skye Village Road alignment and the US 95 and north of Grand Canyon Road. Therefore, a plan update to SC and zone change to C-1 is compatible with these large-scale commercial and entertainment uses.
- (2) There is developing residential uses along the Kyle Canyon Road corridor. With the increase in residential development, additional commercial is needed. Therefore, a commercial zoning designation is appropriate and compatible.

LAS VEGAS OFFICE
1980 Festival Plaza Drive
Suite 650
Las Vegas, NV 89135
Tel: 702.792.7000
Fax: 702.798.7181

RENO OFFICE
50 West Liberty Street
Suite 200
Reno, NV 89501
Tel: 775.858.8900
Fax: 775.827.2011

CARSON CITY OFFICE
510 West Fourth Street
Carson City, NV 89703
Tel: 775.884.8300
Fax: 775.882.0257

22-0122
06/13/2022

- (3) Sheep Mountain Parkway will connect to Kyle Canyon Road immediately south of the Site. Sheep Mountain Parkway and Kyle Canyon Road will be a major intersection, therefore making commercial development on the Site appropriate.

SITE DEVELOPMENT PLAN REVIEW & SPECIAL USE PERMITS

The Applicant is proposing to build a 6,024 square foot commercial shopping center consisting of two buildings. The first building, approximately 24-feet in height, is a 2,224 square foot shop with drive thru located on the southwest corner of the Site near the hard corner of Kyle Canyon Road and Shaumber Road. The second building, approximately 25-feet in height, is a 3,800 square foot tavern located along the Kyle Canyon Road frontage. Both of the buildings' elevations provide enhanced articulation such as stone base, aluminum standing seam roof, clad siding, and painted stucco finishes.

Access to the Site is from Kyle Canyon Road. Although there is only one access point to the Site due to the City's desire to reduce curb cuts along Shaumber, the Site provides ideal on-site circulation with drive aisles circulating around the Site. The Site is meeting parking by providing 79 parking spaces. Additionally, the Site complies with all Title 19 requirements including landscaping and setbacks.

SPECIAL USE PERMITS

With special use permit approvals for on-premises liquor and restricted gaming, a tavern use is an allowed use in a C-1 zoned district. Here, the proposed tavern meets all the distance separation requirements as there are no taverns (on-premises liquor and restricted gaming) within 1,500-feet of the Site and there are no protected uses (i.e. religious centers, city parks, schools, or day cares) within 400-feet of the Site. In addition to meeting all the separation requirements, the Site is located on Kyle Canyon Road where the Sheep Mountain Parkway will connect to Kyle Canyon Road. This area will become an intense commercial corridor, and therefore, a tavern (on-premises liquor and restricted gaming) use is compatible and appropriate for the area.

We thank you in advance for your time and consideration of this request. Should you have any questions, please feel free to contact me.

Sincerely,

KAEMPFER CROWELL



Anthony J. Celeste

AJC/