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July 20, 2022

VIA UPLOAD:

City of Las Vegas Planning & Zoning
City Hall
495 S. Main Street
Las Vegas, Nevada 89106

***Re: Justification Letter – Major Modification to Village Commercial
for a Green Valley Grocery with a Special Use Permit for
Gaming and Alcohol and a Site Development Plan Review for the
same located at the southwest corner of Hualapai Way and
Grand Teton Drive***

To Whom It May Concern:

This firm represents Midjit Market, LLC dba Green Valley Grocery (the “Applicant”) in the above referenced matter. The proposed project is located on the southwest corner of Hualapai Way and Grand Teton Drive in the City of Las Vegas (the “Property”). The Property is more particularly described as Assessor’s Parcel Number 126-13-501-021. The Applicant is requesting a Major Modification to Village Commercial for a Green Valley Grocery on the Property along with two Special Use Permits for gaming and alcohol and a Site Development Plan Review.

The Property is currently planned for Public Facility but the Property is privately owned, and there is no intended use for Public Facility on the Property. What is needed in the area is neighborhood commercial. Green Valley Grocery has proven to be an excellent partner around other master planned communities such as Green Valley and Summerlin. This is an ideal location. Residents of the surrounding master planned community need neighborhood commercial, and Green Valley Grocery is a proven partner. Not to mention, the design of the proposed development will complement the surrounding area.

The proposed Green Valley Grocery store is designed to fit into the surrounding area with a neighborhood feel. The design shows pitched roofs with varying roof elevations, stone veneer on the building and gas canopy and ample landscaping. The proposed project will consist of a 5,900 square foot convenience food store, with a 2,675 square foot car wash and a 5,000 square foot gas canopy. At the request of residents in the area, Green Valley Grocery added an RV carwash as well since there is no such service in the northwest. The convenience store will be located on the west portion of the Property with the carwash drive-through traffic on the west of the Property. There are no immediately adjacent residents because the Property is surrounded by

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vacant BLM land. The gas canopies will be located on the east side of the Property to allow convenient access from both Grand Teton and Hualapai. Vacuums will be provided in parking spaces on the Property as well as electric vehicle charging stations (another amenity not easily accessible in the northwest. All required landscaping and parking per Title 19 is being met. The buildings will be a maximum of 36'3". They will consist of stucco, stone veneer, and wood siding. The overall look of the project will complement the area offering numerous commercial services that are much needed in this part of Las Vegas.

Thank you in advance for your consideration. Please contact me or my Paralegal, Lindsay Kaempfer if you have any questions or concerns.

Sincerely,

KAEMPFER CROWELL



Stephanie H. Allen

SHA/lak

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