

August 17, 2022

City of Las Vegas Planning Department
495 S. Main St.
Las Vegas, NV 89101

RE: Justification Letter for a proposed addition to the Sahara West Shopping Center at 3441 W. Sahara Ave, Las Vegas Nevada 89102.

Please accept this letter as justification for the proposed addition of retail square footage to the Sahara West Shopping Center, APN 162-08-110-001, located at 3441 W. Sahara Ave. in Las Vegas, Nevada 89102. The zoning of this parcel is Limited Commercial District (C-1) and the current use of this parcel is that of a shopping center, with 27,624 square feet of existing rentable space spread amongst 4 buildings. Through this pre-application design review, we respectfully ask for your approval to increase the rentable square footage on this parcel by 3,672 square feet with the addition of 5 new structures placed in areas currently used as excess parking. We are also requesting two Special Use Permits with this application.

The proposed addition of space consists of 5 separate structures: 3 quick-serve restaurant structures of 600 square feet each which will service patrons via drive-thru and walk-up service only - no interior dining space. A 4th structure will be 1,800 sq. ft, composed of three (3) 600 square foot modules. This structure will provide restrooms for patrons of the QSR structures as well as dry storage space for QSR tenants and rentable storefront retail/office space. The 5th structure will be a 72 square foot smog station. These structures range between 9'8" and 10'10" above grade in height (not including brand signage or screening elements). These structures are built nearly entirely off-site and are state permitted in the manufacturing facility for internal MEP and structural requirements. The design intent, color scheme, and finishes are to be tenant brand-specific for the 3 QSR structures and the smog station. The restroom/storage/retail building will harmoniously blend with the existing buildings on the site and surrounding developments in the area. The Shopping Center is accessible from W. Sahara Avenue to the north and Tamrich Drive to the east via existing driveways, as well as ADA compliant pedestrian walkways.

Where 126 parking spaces are required, a total of 155 parking spaces are provided including 8 accessible spaces. All parking can be easily accessed by customers and employees via new and existing sidewalks and designated walkways.

Landscape is being provided in the form of terminal islands, landscape fingers, and landscape buffers where parking occurs. All plants used will be low maintenance, low water, and native to Southern Nevada, complying with the regional SNRPC plant list. There is a proposed new trash enclosure for the new site tenants, which will have 6-foot-high CMU walls finished to match area standards.

As part of the application, we are also requesting two Special Use Permits. The first is for the allowance of the drive-thrus themselves, due to deviations from screening and landscape buffer requirements under 19.08.040 (F). Our landscaping widths along our east and west property lines adjacent to Pod A and Pod B drive-thrus are less than the minimum required width; in these areas our landscaping does border additional landscaping area on the adjacent parcels. We are also not quite meeting the minimum tree planting requirement along the Pod A drive-thru and request an exception for planting materials. The second Special Use Permit requested relates to the smog station. Our smog structure, at 72 square feet, does not meet the minimum size requirement of 400 square feet with 200 square feet of enclosed building area.

We feel that this addition to the Sahara West Shopping Center will attract new businesses to the area.

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employment opportunities for the community as well as additional food and retail options for nearby patrons. With these items in mind, we respectfully request to formally submit our application for design review and special use permits, and to move to the next steps of project approval.

Thank You,



Samantha Ryan
Storm Development Services
775.399.8158
sam@sdsnv.com

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08/17/2022