



TANEY ENGINEERING

6030 S. JONES BLVD. LAS VEGAS, NV 89118
PHONE: (702) 362-8844 | FAX: (702) 362-5233
TANEYCORP.COM

September 20, 2022

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

Re: Centennial & Shaumber (Commercial)
APN: 126-25-201-013
Justification Letter (Revised)

To Whom It May Concern:

Taney Engineering, on behalf of our client, Umer Malik, is respectfully submitting justification for a Site Development Plan Review, General Plan Amendment, Rezoning, and Special Use Permits in support of the project described below.

Project Description

The 3.79 gross acre site, a portion of the greater 28.43 gross acre parcel, is generally located south of Centennial Parkway, east of Schaumber Road, and west of Clark County Route 215. A Site Development Plan Review is requested for a proposed commercial development consisting of 4,000 sq. ft. convenience store with a 1,400 sq. ft. car wash, and a two-story 10,000 sq. ft. office/retail building.

General Plan Amendment

We are requesting a General Plan Amendment to SC (Service Commercial) from PCD (Planned Community Development).

Rezoning

We are requesting a zone change to C-1 (Limited Commercial) from U(PCD) (Undeveloped/Planned Community Development).

The project site is adjacent to properties with the following zoning categories:

- North: P-D (Planned Development District)
- East: U(L) (Undeveloped/Low)
- South: U(PF) (Undeveloped/Public Facility)
- West: R-4 (Apartment Residence District)

Special Use Permit I

We are requesting a Special Use Permit to allow for the sale of alcohol, beer, and wine at the proposed 4,000 sq. ft. convenience store.

22-0417
09/20/2022



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Special Use Permit II

We are requesting a Special Use Permit to allow for a restricted (1 to 5 machines) gaming establishment at the proposed 4,000 sq. ft. convenience store.

Special Use Permit III

We are requesting a Special Use Permit to allow for a car wash or auto detailing use.

We are hopeful that this letter clearly describes the project and the intent of the proposed development. If you have any questions or require additional information, please call (702) 362-8844.

Sincerely,

Jeremiah Johnson
Land Planner

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