



DAPPER
C O M P A N I E S

985 White Drive, Suite 100
Las Vegas, NV 89119
702-733-3622

Seth Floyd
Director of Planning
495 S Main Street
Las Vegas, NV 89101

October 19, 2022

Re: Justification letter for Rezone, Tentative Map, SDR, and SUP's for Centennial & Durango – APN 125-20-499-004, 125-20-499-012, 125-20-499-007

Dear Mr. Floyd,

Please accept this as our official justification letter regarding our desire to Rezone, record a Tentative Map, which will ultimately become a Final Map, Site Development Review, and three (3) Special Use Permits at the proposed shopping center located at the NWC of Centennial & Durango (Phase 3).

We own the adjacent parcels to the south of the proposed Phase 3 portion of this shopping center development where we currently have an existing shopping center (Phase 1), and another separate two tenant building (Phase 2), which is currently under construction.

Rezone

Currently, all but two of the parcels are zoned TC, however, the two parcels that were annexed into the city have a RE zoning. It is our intention to rezone the two parcels from RE to TC.

Tentative Map

We propose the Tentative Map encompassing all three (3) phases of this shopping center development. This Tentative Map includes APN's 125-20-402-008, 125-20-402-015 and a surplus right-of-way parcel adjacent to the north boundary of the previously mentioned APNs recently annexed to the City of Las Vegas (22-0062ANX1) on October 19th at the City Council Meeting. All of the retail buildings are slated to provide central and shared parking. The purpose of this Tentative Map is to create a One Lot Commercial Subdivision over this existing shopping center and the future expanded shopping center on the other parcels.

Site Development Review

Phase 1 (the existing center) is comprised of 1.97 acres and 14,374 square feet of retail space. Phase 2 will have a restaurant and a tavern totaling 8505 square feet of building and 3390 square feet of patio. Our proposed Phase 3 is slated to have two (2) buildings consisting of restaurants and retail. One building is 7050 square feet of restaurant and 3012 square feet of patio, and the other is 6000 square feet of restaurant with 2098 square feet of patio and 3000 square feet of retail. It is our request to entitle the third phase of development for this retail hub.



Special Use Permits

One of the Tenant's, SkinnyFats, is a proven operator with several other restaurants in town. They would like the entitlement to be a Liquor Establishment Tavern with an All-American themed restaurant in 3000 sq. ft. and a 1430 sq. ft. patio. This use is harmonious and compatible with surrounding land uses and will continue the momentum of next phase of the shopping center.

Additionally, Broken Yolk Restaurant is seeking an entitlement to be a Liquor Establishment Tavern in 4000 sq. ft. and a 2098 sq. ft. patio. This operator has other locations throughout the Las Vegas Valley under different concepts. Broken Yolk primarily serves breakfast and lunch, and usually operates until 3:00 pm. This use is harmonious and compatible with surrounding land uses and will continue the momentum of the other restaurants in this shopping center.

Another Tenant requesting Liquor Establishment Tavern entitlement is Cheeba Hut. They operate out of six (6) western states and is based in Colorado. They currently have a handful of locations around town and will occupy 2450 sq. ft. and a 975 sq. ft. patio. Their sandwiched theme restaurant will be compatible with the other uses in this phase of the project.

Lastly, Picanha Steak is a fast casual restaurant that has a Brazilian Steakhouse theme. They will have 1600 sq. ft. and not have any patio space. They would like to obtain a beer, wine, and cooler on sale entitlement. Picanha Steak has another location in the Southwest part of Las Vegas. This use is also harmonious and compatible with surrounding land uses and will continue the momentum of redevelopment of the current shopping center.

The continued expansion of this already successful retail center will service the neighboring community, which is expanding rapidly in the northwest part of the valley. We feel that this project is harmonious and compatible with surrounding land uses.

Please do not hesitate to reach out if you have any questions.

Regards,



George M. Ross

Director of Real Estate



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