

SUZANA RUTAR, Architect Ltd.,  
A Professional Corporation  
Licensed in NV, AZ, CO, UT

December 21, 2022

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

Re: Site Development Plan Review application # 22-0662  
Justification Letter  
Parcel: 138-24-401-002  
Address: 1600 N. Jones Blvd., Las Vegas, NV 89108

To Whom It May Concern:

This is a justification letter for the above referenced property. The above referenced property is zoned Limited Commercial District (C-1) and an existing Special Use Permit for the convenience store use.

We are proposing to re-place an existing 6138 s.f. a convenience store/ QSR lease space that burned down on February 24, 2022, with a new 3,080 s.f. convenience store, and 1,695 s.f. QSR lease space on an existing .63 acres site. We are also proposing to provide a drive-through lane for the QSR space on the East side of the building and build a 2,783 s.f. fuel canopy with (6) four MPD's (12 fueling spaces).

Along with Site Development Plan Review, we are also applying for approval of the following variances:

- Drive-Thru screening, per LVMC 19.08.040(F), where 8'-0" is required, only 5'-0" is provided.
- Setbacks, per residential adjacency, per LVMC 19.08.040(H), where 80'-7" would be required, only 8'-0" is provided at C-store and where 77'-0" is required and 18'-0" is provided at QSR.

Thank you for your consideration of this request. If you have any questions or if you require additional information, please call me at 702-263-6176.

Sincerely,



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