



March 6, 2023

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

**RE: Justification Letter for proposed Retail, Auto Service, and Restaurant Buildings
(SCA # 22424)**

On behalf of our client, please accept this letter as justification for the proposed construction of three new ground up buildings on the NE corner of W. Charleston and S. Mohawk. (APN: 138-36-803-001, 002, and 138-36-803-015, 016) currently zoned as Limited Commercial (C-1).

Through this Site Development Plan Review, we would like to apply for the following Special Use Permits:

- 1) Special Use Permit for an Auto Repair Garage in C-1 District.
- 2) Special Use Permit of alcohol, off-premise beer/wine in C-1 District.
- 3) Special Use Permit of Drive-Through restaurant use in C-1 District.

In addition to the above listed Special Use Permits, on behalf of our client we respectfully ask for your approval of the following Waivers of Development Standards:

- 1) Waiver of Development Standards to allow an east and north landscape buffer of 10'-0" where 15'-0" is required adjacent to ROWs. As well as a south landscape buffer of 6'-8" and 9'-6" where 15'-0" is required adjacent to ROW. To help mitigate this request, we are providing denser landscape within the landscape buffers.
- 2) Waiver of Development Standards to allow Auto Service Garage bay doors to face the Charleston (ROW). To mitigate this request, we have positioned the Auto Service Garage (Building B) directly behind Building C. This allows for the bay doors to be screened from ROW view.
- 3) Waiver of Development Standards to allow reduced parking of 36 spaces where 66 spaces are required.
- 4) Waiver of Development Standards to allow a north setback of 5'-0" where 10'-0" is required on Building B.

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The site will be developed to include new driveways, sidewalks, parking, trash enclosures, landscape, site lighting, and the new buildings as follow:

- Building A is a convenience store with drive-through with an area of 4,500 s.f. and stands 27'-6" tall. In addition to the building, a fuel canopy is also proposed with an area of 3,240 s.f. which stands 20'-6" tall.
- Building B is an auto repair building with an area of 4,000 s.f. which includes four service bays, and stands 27'-6" tall.
- Building C is a drive-through only, restaurant with an area of 1,467 s.f. and stands 18'-0" tall.

All building's design intent, color scheme, and finishes are to harmoniously blend with the existing development and the surrounding area. The site is accessible via new driveways along Charleston and Mohawk as well as ADA compliant pedestrian walkways. All parking can be easily accessed by customers and employees via walkways located at the building's entrances. Wall mounted lighting is provided along the perimeter of the buildings which will help illuminate the walkways surrounding the building, making this building a safe and illuminated environment. In addition, site poles with shielded downlights are provided throughout the parking areas.

Adequate landscape is being provided in the form of terminal islands and landscape buffers where parking occurs. All plants being used are low maintenance, low water, and native to Southern Nevada, complying with the regional SNRPC plant list. There are two proposed trash enclosures which consists of 6-foot high split-face CMU walls. Landscaping will be provided surrounding the enclosures for screening purposes, although still illuminated by a light pole to keep safe for employees and away from vandalism.

We feel that these proposed buildings will attract new business to the area, which in return will create employment opportunities for the community. With these items in mind, on behalf of our client, we respectfully ask for your approval recommendation for this project.

Thank you,

Sergio Comparan
SCA Design

