

**City of Las Vegas Department of Planning
Development Services Center
333 North Rancho Drive
Las Vegas, NV 89106-3797**

Justification Letter
Nuwu Art, LLC

April 19, 2023

To Whom It May Concern,

Thank you for reviewing this justification letter for a Special Use Permit (SUP). Nuwu Art, LLC, seeks a SUP for "Museum, Art Display, or Art Sales" located at 1331 S. Maryland Pkwy, Las Vegas, NV 89104-3309 (APN# 162-02-210-006). Built in 1984, this building is approximately 1459 sq. ft. and the floor plan remains the same as the owners before us. The lot will include 6 parking spaces. The Congregation Shaarei Tefilla owned and operated this site as a Jewish synagogue prior to 2020, when we purchased the property. Currently, the parcel is zoned as R-1 (Single Family Residential) and we would like to change the zoning to P-O (Professional Office and Parking) so that we can both display and sell art in the space. The general plan will remain TOC-1 (Transit Oriented Corridor) on Maryland Pkwy (cross street is Franklin Ave).

When we purchased 1331 S. Maryland Pkwy on April 23, 2020, we had the arts community in mind. Our artists come from diverse backgrounds and are among the workers hit hardest by the COVID pandemic a few years ago. Nuwu Art will use the building to engage the community through the arts. We will contribute to the Historic Huntridge neighborhood and city of Las Vegas by displaying visual arts that include drawings, paintings, and sculptures. There are also 6-7 spaces for parking in the rear of the building, and parking ingress/egress is accessible via Maryland Pkwy on both the North and South sides of the building. The property is also along the Master Plan corridor for the Maryland Parkway Bus Rapid Transit Project.

Nuwu Art, LLC will oversee the gallery, which will include art exhibitions and related activities that will be open to the general public. Our main gallery hours will operate on Thursdays and Fridays from 4:00 pm - 8:00 pm, as well as Saturdays from 12:00 pm - 4:00 pm. We anticipate the possibility of increasing these hours in the future, as we train volunteers and art students in gallery practices. We look forward to this step in the growth of our business and community.

Thank you for your time in considering our request.

Sincerely,



Fawn Douglas
Managing Member
Nuwu Art, LLC



A. B. Wilkinson
Managing Member
Nuwu Art, LLC

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04/19/2023