

SUZANA RUTAR, Architect Ltd.,
A Professional Corporation

August 21, 2006

City of Las Vegas
Planning & Development
Current Planning Department
731 South Fourth Street
Las Vegas, Nevada 89101

Re: Design Review
Justification Letter for
1625 S. Decatur (Decatur/Oakey)
APN # 162-06-201-003

To Whom It May Concern:

This is a justification letter for the above referenced property. The above referenced property is zoned C-1. We are proposing to demolish the existing Convenience Store and Fuel Canopies and construct a Convenience Store (Arco AM/PM), as well as a Fuel Canopy consisting of 6 fueling Stations. The Convenience Store is an Arco Standard (2900) store that has been previously built in the Las Vegas valley area at 3,032 square feet, the Fuel Canopy, also an Arco Standard, at 3,182 s.f. will be 17'-6" in height and will have a clearance of 15'-0".

Parking is provided in accordance to the Development Code providing 12 parking stalls including the required Handicap accessible stall located directly front and center of the entrance of the Convenience Store. The landscape design is per City of Las Vegas Title 19 Development Code Section 19.12. We are providing a 15'-0" min. wide landscape buffer along Decatur and Oakey as well as 8'-0" min. along the interior lot lines and in most cases more than the minimum.

We are also respectfully requesting a Variance to reduce the setback at the rear yard from 20'-0" to 3'-6" minimum. There is currently a three foot high retaining wall along the length of the North Property Line (where we are requesting the setback Variance). The property to the North is several feet lower than that of ours with a landscape buffer along parking and a back alley to the commercial subdivision development on site.

We would like to request a waiver, if required, to reduce the landscape along the rear of the C-Store where we are requesting the Variance to reduce the set back.

1950 E. Warm Springs Road · Las Vegas, Nevada 89119

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VAR-16161 SUP-16160
SDR-16158 10/05/06 PC

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Additionally we are requesting a Special Use Permit for this site for the ~~sales~~^{OFF-} ~~of beer/wine in conjunction with the Convenience Store.~~ Currently we have a Special Use Permit for the sales of beer/wine, however due to the length of time construction may take and the possibility that while the new C-Store still may be under construction the current SUP may expire during the 180 day window. Also this site being a Nonconforming use of a Conforming Building, to meet the requirements for "expansion of use", per development code section 19.16.030.B the following must be met:

- a. Will not increase the size or extent of the use by more than 50%
- Our increase is less than the 50%
- b. Will not require a Variance or Waiver regarding any other provision of Title 19, including those that pertain to parking, landscape and residential adjacency requirements.
- The before mentioned setback reduction (Variance) requires us to request the SUP and secure this site as a Conforming Use.

We feel that revitalizing the site with a new Convenience Store and Fuel Canopy will enhance the character of the site and surrounding area. We also feel the proposed removal of the two access points nearest the intersection of Decatur and Oakey (directly adjacent to the intersection) along with the relocation of the other two access points further North and East of the intersection will enhance vehicular mobility of the intersection.

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

Sincerely,
Kenneth A. Ballard, Project Manager



Kenneth A. Ballard, Associate AIA

SUZANA RUTAR, Architect

Suzana Rutar, AIA, CSI, NCARB
Principal