

DOUGLAS B. KAYS
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Justification Letter

3/9/2009

City of Las Vegas
Planning and Development Department
731 S. Fourth St.
Las Vegas, NV 89101

Project Address 1717 S. Decatur
Las Vegas, NV
Jurisdiction: City of Las Vegas
Parcel # 162-06-301-002
Zoning C-1

Re: Application for Special Use Permit
Application for Waiver of requirement to raise adjacent walls to 8'

Proposal

Convert the fenced eastern portion of the property to an RV Storage area

Current Usage

The applicable portion of the property currently has a Special Use Permit which allows automobile storage. The remaining parcel is used as a retail outlet.

Justification for Special Use Permit

Under Title 19 of the Las Vegas Zoning code, Chapter 19.04 Table 2, storage of recreational vehicles is permissible in C-1 zoning.

The current Special Use Permit allows the parking and storage of automobiles on the site, a usage that is similar in scope to the proposed change to RV storage. The storage of automobiles was discontinued effective February 28, 2009, when the lease with Desert Dodge expired and they vacated the property. The Special Use Permit applicable to that usage will be terminated upon approval of the Special Use Permit for RV storage.

The area to be used for storage is large enough to accommodate the proposed usage. RV sales are not intended for this site and it will be a storage facility for privately owned RV's only. There will be no storage of RV's for dealerships. The placement of the RVs will be buffered from

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adjacent homes by a 20' wide drainage easement, and vehicular activity will be reduced since RVs will not be moved as frequently as automobiles have been in the past.

Revenue generated through the storage of RVs will be used to help maintain the site, enhancing the property values in the area. The current economic downturn has resulted in a reduction of the demand for short term automobile storage and if the parking area is not generating funds for its maintenance it may result in a deterioration of the existing improvements.

Justification for Waiver

Under Title 19 of the Las Vegas Zoning code, Chapter 19.04 Table, Conditional Use Regulations item #2, storage of recreational vehicles requires an 8' high screen wall adjacent to any public view.

Currently the properties adjacent to the east portion of parking area are screened by 6' high block walls. Due to the age and condition of these walls it may not be possible to raise their heights. This means that increasing the height of the screen walls would entail building another fence to the west of these property line walls. This process would be expensive and time consuming, and should not be necessary.

Although the tops of the RVs may be visible to adjacent property owners, the buffer created by the drainage easement will prevent RVs from being parked close enough to the walls to significantly affect their views. The remaining north, south and west portions of the parking lot are already screened by a 6' high screen fence, the majority of which screens the owner's parking lot.

The financial investment and time delays required to increase the wall height to 8' around the entire parking area would result in a hardship that may delay or prohibit the proposed new usage.

Summary

It is the owners' desire to continue to upgrade and improve the property. Converting the current automobile storage to RV storage without being required to incur substantial costs and time delays in the process will help provide the continuing revenue stream needed to maintain the property.

Thank You for your consideration of this request.

Sincerely,



Douglas Kays
Owner
P.O. Box 29071
Las Vegas NV. 89126

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