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JUSTIFICATION LETTER

January 19, 2014

APN: 138-12-301-016

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Date Created: 1/19/2014

Property Information

Parcel: 138-12-301-016
Owner Name(s): BARTSAS MARY 13 L L C
Site Address: 0
Jurisdiction: Las Vegas - 89108
Zoning Classification: General Commercial District (C-2)

Misc Information

Subdivision Name:	PARCEL MAP FILE 87 PAGE 75	Construction Year:	Construction Year: 0
Lot Block:	Lot:1 Block:	T-R-S:	20-60-12
Sale Date:	12/1999	Census Tract:	3413
Sale Price:	\$425,000	Estimated Lot Size:	Estimated Lot Size: 1
Recorded Doc Number:	2003120901569		

Flight Date:

Aerial Flight Date: 2/17/2013

This Justification Letter is being submitted on behalf of the property owner, Mary Bartsas 13, LLC.

Request:

Site Development Review (SDR)

Lot size:

One (1) acre (+/-)

Site location:

SWC Rancho Drive and Michael Way

Proposed Development:

- The proposed development is V&V Tack & Feed Store. This business is currently located in the vicinity and has been operating in the community for several years.
- 10,000 SF metal panel building.
- 2,400 SF hay Storage shed.
- One proposed ingress/egress approved by NDOT.
- The current zoning is C-2 (General Commercial) therefore the proposed development should conform with the Unified Development Code (Title 19).
- The operation hours for the proposed store are Monday through Saturday from 9am to 7pm and Sunday from 10am to 6pm.

Parking:

Required Parking: **71 spaces**
Handicap spaces to be 3 spaces plus one space to be van accessible.

Parking provided: **15 parking spaces**
Handicap space: **1 parking space**
Loading berth: **1 provided (15' W x 74' L)**

Variance Requests

Parking Variance:

- In accordance to the Las Vegas Zoning Code Chapter 19.04, the required parking for a General Retail store (3,500 SF or more) is one (1) space for every 175 SF of gross floor area and one (1) handicap space for every twenty-five (25) required spaces.
- A Table is attached with this Justification Letter labeled EXHBIT 'A' showing the average hourly customer count during normal operating hours From August, 2012 to August, 2013.

- As illustrated, the parking provided for this use is more than adequate to support this use.

**Variance Request
Hay Storage Shed:**

- The proposed hay storage shed will be sited at the SWC of the site, approximately five (5) feet away from the south and west property line. The shed will be three (3) sided shed with the opening facing east. A variance is being requested as part of this SDR submittal for the proposed shed to be sited within the required setback 18.08/080.

**Variance Request
Landscaped Buffers:**

- A variance is being requested with this SDR requesting the elimination of the required landscape buffers along the south, west and north side of the site pursuant to Title 19.08.080. These variances are needed to allow for proper traffic circulation and to provide the best and most efficient use of the site.

In conclusion, a great deal of time and effort have gone into ensuring the proper procedures and protocols have been met.

- There have been several meetings with City of Las Vegas staff, the surrounding neighbors who have approved this proposed development.
- Many letters of support from the neighbors and current customers of V&V Tack & Feed Store have been submitted to CLV Planning as part of the submittal packet.
- There have been several meetings with the professional consultants i.e. engineer, architect and contractors to work through the site plan and add color and architectural features to the elevations.

The variance and waiver requested in the SDR submittal is vital for the development of this project and are needed in order for the business to function properly. This is one of the few Tack & Feed Stores serving this region.

Approval of this SDR will allow a longtime business in the community to function on a site which is highly irregular in shape and is the highest and best use for this area.

This justification letter is submitted to The City of Las Vegas for consideration and is respectfully submitted by:

Arnold Stalk, PhD