

JOHN VORNSAND, AICP

Planning & Zoning Entitlements

62 SWAN CIRCLE

HENDERSON, NEVADA 89074

Phone (702) 896-2932

Email: landuseplanning@embarqmail.com

July 10, 2018

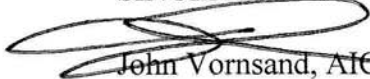
RE: Revised Justification Letter - PRJ-73776 - Avatar Foods, Inc - 5240 W. Charleston Blvd
APN 138-36-803-005

The applicant, Avatar Foods, Inc is requesting a Zone Change to reclassify from C-1 to C-2 for an existing 20,544 square foot building on 0.86 acres at 5240 W. Charleston Boulevard, a major commercial area. The building is presently vacant. Avatar Foods, Inc dba Las Vegas Gourmet Bakery is proposing a retail bakery including healthy gourmet foods that are prepared and sold at retail on the premises. The applicant is also requesting a 'food processing' facility in conjunction with the retail use as defined in Section 19.12 of the Unified Development Code. Avatar Foods has a diversified product line under various product names including Avatar Natural Foods, Le Sweet Bakery, Yaya's Kitchen, and Vegas Pita. The products are sold retail on-premises and sold and distributed to various outlets such as Coffee Bean and Tea Leaf, Whole Foods, and other similar outlets.

The building will be remodeled internally to allow for retail sales, food processing and a 400 square foot dining/cafe area with four tables. The existing building is one story with a basement. The first floor will consist of retail area, offices, preparation, dining/café, and food processing areas. The basement is currently designed as warehouse and distribution area with an existing dock-well loading area with overhead door access to the lower level. The area is proposed to be utilized for receiving, distribution and storage including freezers and cold storage facilities. Forty-one (41) parking spaces are provided on-site and a cross access parking agreement exists with the commercial building to the East. Commercial uses zoned C-1 and C-2 exist on the frontage of Charleston Blvd with C-1 immediately adjacent to the subject parcel and C-2 zoning farther to the East and West.

The owners of the company are Chef Diego Silva, a Brazilian born US immigrant and Michael Oghigian, a 2nd generation Armenian American businessman. The owners have always felt that giving back to the community is of utmost importance. Avatar Foods, Inc regularly donates food to Three Square and numerous Churches and charities in Las Vegas. The new location will bring new life to the building that has been vacant for the majority of its existence and will be an upgrade to the neighborhood.

SINCERELY



John Vornsand, AICP

PRJ-73776
07/12/18

ZON-73886 and SUP-73889 - REVISED