

John David Burke, Architect

a Professional Corporation

June 28, 2018

**CITY OF LAS VEGAS
DEPARTMENT OF PLANNING & DEVELOPMENT
333 North Rancho Drive
Las Vegas, Nevada**

**Re: Justification Letter
Request for Site Development Plan Review
for a Retail/Restaurant Pad Building in an existing C2 zone
& a waiver of Development Standard to allow 5' and 0' landscaped interior
perimeter buffer where 8' is required**

APN #: 163-01-803-014

Site Development Plan Review

The plans submitted today depict an approximate 6,345 square foot retail/restaurant pad building in an existing C1 zone. The project is located at the northwest corner of West Sahara Avenue and Decatur Boulevard in the City of Las Vegas, Nevada. The building will be rendered in a Southwest modern style with a colorful earthtone palette that reflects our desert environment. The exteriors of the new building will be animated by cultured stone veneers, split face concrete block, decorative metal awning/banding, standing seam metal roofing, metal solar shading louvers and aluminum storefront. The hours of operation will be from 6AM to 11PM. This is a companion development to the new Dignity Health Medical Center to the north and will have cross access with that development. These are compatible uses with the surrounding intensely commercial major intersection. This is an infill development which will complete this very prominent and highly trafficked corner. No alcohol use is being sought at this time.

The applicant is buying the property from 318 Sahara Venture, LLC which also owns the Dignity Health property to the north. The applicant is buying additional property from 318 Sahara Ventures, LLC, which is currently undeveloped, to construct additional parking and site the new trash enclosure. This sale will take some time, so in the interim, the applicant is submitting a reciprocal easement agreement between the two properties to cover shared parking, cross access, the siting of the new trash enclosure, maintenance access, etc.. This document should basically provide the City with documentation to prove that this site design will legally work. Attached is the floor plan for the restaurant showing the amount of "waiting and seating area" and a parking analysis to show that there is sufficient parking.

PRJ-73689
07/02/18

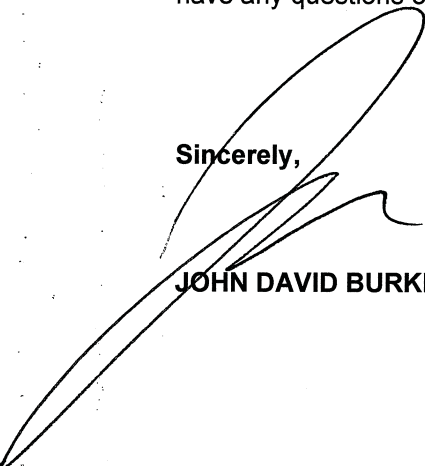
SDR-73865

Waiver of Development Standard

Additionally, one small waiver of standard is being sought to allow 0' and 5' of landscape buffering against the future northern property line (adjoining to the Dignity Health property) and a short section of the property line adjoin the Sahara Jeep Dodge dealership. With the new design, a 12' total landscaped buffer is being created between the applicant's property and the Dignity Health property. 7' of that landscaping will be on the Dignity Health side, 5' will be on the applicant's side. Because of the odd "panhandle" shape of the car dealership, we're requesting that 0' be allowed to allow a two way 24' driveway be constructed just to its north. The end result is richly landscape parking lot being shared by both Dignity Health and the new retail/restaurant building, but with each property still being "self parked".

The plans are otherwise in conformance with the Unified Development Code, Title 19. The applicant will address all of Public Works' comments in the during the civil engineering construction document phase. We respectfully request your approval of this application. If you have any questions or comments, please call.

Sincerely,



JOHN DAVID BURKE, Architect

PRJ-73689

07/02/18