

SSA ARCHITECTURE

Small Studio Associates, LLC.
4630 South Arville Street, Suite A
Las Vegas, Nevada 89103-5341
702.8731718 702.8731726 fax
www.smallstudioassociates.com

May 24, 2018

City of Las Vegas Planning and Zoning
333 North Rancho Drive
Las Vegas, NV 89106

Re: Justification Letter
1625 E. Charleston Blvd.
Las Vegas, NV
APN #: 139-35-401-006

To whom it may concern:

We are requesting a parking wavier and a side yard setback variance for the above address. A similar wavier and variance was granted in 2013 (SDR-50417). However, that SDR expired in 2015. The property currently has a vacant Church's Chicken. In addition, the site for the building that was proposed in SDR-50417 is partially developed with the landscaping, parking and sidewalks.

Proposed Work Scope

1. Add 668 s.f. to the existing restaurant for storage, office, toilet rooms, and expansion of the existing indoor dining area. The existing restaurant will become a Mexican restaurant.
2. 172 s.f of existing outdoor space is to be used for outdoor dining. This outdoor dining will be located under lattice structure.
3. Construction of 1,984 s.f. retail/office building is proposed to be located on the east side of property.

Request:

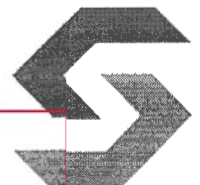
1. We respectfully request a parking variance as we will require 41 parking spaces, while chapter 19.12.070 of title 19, allows for 39 parking spaces. This is a 5% increase in parking for this property.
2. We respectfully request a waiver of the side yard setback to a "zero" setback to accommodate the new building along the east property line.

Justification:

Reopening the existing restaurant as a new Mexican restaurant and adding three new businesses will continue the economic recovery that the neighborhood has undergone since the end of the recession.

The new Mexican restaurant will occupy the same basic footprint as the Church's Chicken. As this building will now be occupied, the building will be less likely to be vandalized. The property owner has informed us that homeless people are

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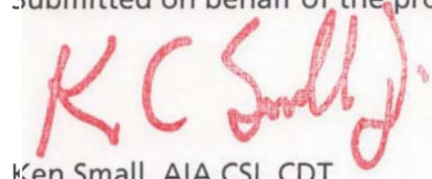
sleeping behind the building. An occupied building will deter the homeless from sleeping at that location.

The proposed commercial building will accommodate up to three business adding jobs to the local community. The variance to the side yard setback is necessary to fit the new building on site and not alter the existing parking spaces. The adjacent property is a zero side setback property with their building encroaching property line.

The wavier of the parking requirement will allow the restaurant to accommodate outdoor dining. As we are all well aware, outdoor dining is feasible only a few months out of the year and typical in the evening when the other businesses in the proposed building may be closed.

The existing property is currently not utilized and has been vacant for a while allowing the homeless to "set up camp" behind the old Church's chicken restaurant. We will rehabilitate the existing property, add jobs to the local community and become a good neighbor in the local business community.

Submitted on behalf of the property owner,



Ken Small, AIA, CSI, CDT
SSA Architecture
Small Studio Associates, LLC
Architect license#3745

