

5000 W. Charleston Blvd

Justification Letter

Saturday, October 20, 2018

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

To whom it may concern,

We the owners of the retail strip located at 5000 West Charleston Blvd. would like to remodel a 2,030 sq. ft. un-leasable portion of our retail center. This portion of the building in the north-west of the center is currently used as a storage by one of the existing tenants and cannot be leased independently as a tenant space. While we are starting to give the center a new look we would like to demolish 1,520 sq. ft. of this building and add 3,430 sq. ft. This will increase the overall area of the center by 1,910 sq. ft. The new leasable space will be for minor auto repair garage under a single lease. The project will enhance the center and it will bring in even more business to the area.

The existing center is composed of two separate building and it is connected to the adjacent property to the East via pedestrian and vehicular ways. Out of the two existing buildings the building on the West side of the property has its walls on the South, West, and the North property lines. The portion of the building being considered has north and west walls on the property line.

We are proposing to keep that portion of the building on the north and west property lines for the entire 20' property rear setback. The rest of the building up to the main tenet spaces will be replaced with the proposed building. The new addition will have majority flat roof at about below 22' height with a small sloped roof over the waiting area at maximum 35'. This extra height is to make the shop visible from Charleston Blvd. while not being too imposing. We would like to be granted the followings;

1. Parking Variance for additional 13 parking spaces requirement for this project. Replacing a 2,050 SF with 12 parking requirement (2,030/175) with a 3,939 SF auto repair with 25 parking requirement.
2. Special Use Permit for the minor auto repair service in C-1 zone.
3. Site Development Plan Review for constructing this new addition that complies with the previously approved re-design for the center.

We appreciate your favorable decision in this matter.

Sincerely,

Hamid Panahi
145 Dillon Ave., Bldg. D
Campbell, CA 95008
702.384.4446

PRJ-74764
10/22/18

VAR-74817, VAR-75056, SUP-74818 and SDR-74819