

City of Las Vegas Planning Commission
Re: Justification Letter
1318 C Street Las Vegas, Nevada 89106
Variance Request / Mixed Use / Special Use Permit

This project before you request the following; (variance)

Adjustment in setbacks as follows:

Interior side setback to be reduced to 5'-0" instead of current 10'-0" setback

Rear yard setback to be reduced to 10'-0" instead of current 20'-0" setback

Street side setback to be reduced to 11'-0" instead of current 15'-0" setback

The building footprint after original setbacks provides an envelope of 25' by 30' which is only 750 sq.ft. of available space, therefore the setback reductions are required. We believe this to be reasonable requests for the lot to maintain a fair building envelope due to the small lot size

(Considering a garage shall be provided with this project). We will be able to comply with all parking required for project and landscape requirements with possible waiver for minor buffer areas (listed below).

We hope you understand and consider the reasons for our requests, considering mostly the small lot size, and approve our requests.

The project before you requests the following: (Mixed Use)

Providing a Business (as per the zoning of this property) and a residential dwelling for this property, We are requesting that this project be used as a mixed use dwelling. A portion of space is set forth as business and a portion of space set forth for residential dwelling (as shown in plans before you). We believe under the current neighborhood use that this is compatible.

We hope you will understand and consider the reasoning of our requests and provide us with this use.

The Building and Fire Departments find no problem in this case, (concerning development standards) and we believe it is the best use for this property and the neighborhood development for the future.

We also need to mention that due to the small lot size minor waivers may be needed for landscape buffer areas as well as setbacks from existing residential properties which are also zoned C2 also, but are current residential dwellings (listed below).

The project before you notes the following requests: (Special Use Permit)

Due to the size of this lot (50' x 70') this makes this a difficult lot to provide additional parking other than the required handicap van accessible parking space, we could make a space for one on site parking space on west side of building, but with the required backing distance this would take up the remaining space available with very little landscape buffer area, therefore we request on street parking to be available for the one only parking space required under our required parking extra to the handicap space. The business aspects of this project do not require more than one parking space at a time, so the impact off on street parking is negligible.

This neighborhood exists primarily as residential housing we believe this building should maintain a residential appearance to coexist with the current look of the neighborhood; it would take a great deal of new business buildings to find a need to make this building look commercial at this time. Therefore we are presenting a residential look for this project as shown in elevations before you.

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The following waivers are required for this project:

Waiver of perimeter landscape buffer standards north side where 15'-0" is required to zero (for a portion of),
And a portion of west side to 5'-0" where 8'-0" is required.

Waiver for an exception to allow no parking finger where one is required, also requesting exception for
tree spacing a portion of north and west sides.

Waiver of building placement and orientation standards for corner facing lots.

Waiver to allow a residential adjacency setback of 5'-0" where 81'-0" is required.

Waiver of the over all architecture of the front elevation shall highlight the difference in uses through
variations in volume and proportion, and shall be treated as a cohesive whole through finishes and colors.

Thank You

Shawn Logan

Representative for Marquis Nave (owner)

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