



1351 W. Warm Springs Rd.
Henderson, NV 89014

February 6, 2009

CITY OF LAS VEGAS
PLANNING & DEVELOPMENT
731 S. Fourth Street
Las Vegas, NV 89101

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*Re: Justification Letter
Mixed Use Project on the southeast corner of Casino Center and Colorado*

To Whom It May Concern:

On behalf of the applicant, we are respectfully requesting the following applications: (1) site development plan review; (2) Rezoning; and (3) special use permit for a mixed-use project in a C-2 zone. The property is zoned C-2 and the general plan designates this property for Mixed Use.

Site Development Plan Review

The applicant intends to construct a 4 story mixed use project. The structure will contain approximately 60 apartment and retail units. Each apartment shall be a one-bedroom unit with a common laundry facility. The total property size has approximately 21,000 square feet, while the total building size will have approximately 60,000 square feet.

Per HUD requirements, the retail unit size of 1,924 square feet has been maximized proportionate to the size of the entire building.

Vehicular access for the residential units will be off of the alley to the west. There will be one level parking structure with 38 stalls for all portions of the project. Please see the parking analysis on the Site Plan for a more detailed summary of the parking. The parking will be located above grade and at the base of the residential portion of the project.

Applicant would request a waiver of the Downtown Centennial plan streetscape requirements to allow 9.5' sidewalk where 10' required.

Additionally, Applicant would request a waiver of the Downtown Centennial plan to allow no undergrounding of power lines.

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A requisite number of Site Plan, Landscape Plan, Building Elevation and Floor Plan copies have been provided by the Lawrence Group and are included herein.

Rezoning

Currently, parcels 16203110135 and 16203110136 are zoned as R-4. Applicant would request that parcel 16203110135 and 16203110136 be rezoned as C-2, to have one conforming zoned site consistent with the special use permit request below.

Parking Variance

Applicant requests a variance to allow 38 parking spaces where 96 are required based upon the following: Residential spaces: 1 spaces/unit times 60 units equals 60 spaces. Retail spaces: 1,000 square feet of general retail per 3 spaces, with 1 space/175 square feet, 1,000/175 equals 6 spaces. Thus, a parking variance is being requested due to the limited constraints of the site, together with the decreased need for maximum parking requirements because of the pedestrian friendly environment for those who work and live within the walkable corridors of downtown Las Vegas similar to comparable apartment projects with minimized parking/unit ration requirements currently operating in other urban districts. The project shall focus on the needs of those renters who do not rely on a private automobile for transportation, but rather take advantage the public transportation expansion of the Regional Transportation Commission and increased bus stop connections throughout downtown and along Charleston Ave., such as the BRT line construction currently underway along Casino Center.

Special Use Permit for Mixed Use Project in C-2

The proposed project is located outside an area designated by the general plan as appropriate for mixed use. Given this, the proposed project is located in a convenient location to downtown services, the current and future development of the 61 acres, the Art District and many other goods and services. The applicant is complying with the general plan and bringing forward a mixed-use project that furthers the goals and policies outlined by the City of Las Vegas and the Downtown Centennial Plan.

Please do not hesitate to contact me if you have any questions.

Respectfully,

Ryan Stibor, Esq.

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Use	Gross Floor Area or Number of Units	Base Parking Requirement		Provided Parking		Compliance
		Parking Ratio		Regular	Handi-capped	
One Bedroom Units	60 Units	1 space per unit		36 spaces	2 spaces	N*
General Retail	1,924 square feet	1 space for every 1,000 square feet				
TOTAL				36 spaces	2 spaces	N*

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