

March 10, 2009

City of Las Vegas
Planning and Development Department
731 South 4th Street
Las Vegas, Nevada 89101

RE: **APN: 139-27-812-009**
 139-27-812-010
 139-27-812-016

Subject: **A. Re-Zoning**
 B. Site Development Review
 C. Parking Variance
 D. Building Setback and Building Stepback Variances

To Whom It May Concern,

We respectfully submit this request for a Site Development Review on behalf of our client, Casa Suites LLC, for the properties located at 700 Las Vegas Boulevard, known as Casa Palms.

The intended use for the properties is "Apartments". The current General Plan Designation for these parcels is "Medium Low Mixed Used" (MXU) and the current Zoning is "Commercial" (C-2). We would like to request a Re-Zoning to "Multi-Family Residential" (R-5).

We would like to request a Site Development Review for this project. The owner proposes to add a new 4 story apartment building to the existing site to complement the existing 3 story motel, which will be converted to apartments. The owner also plans to upgrade the facades of the existing buildings with new paint and stone, add a new pool and upgrade the existing landscape and parking.

Existing conditions on this site make it necessary for us to ask for a variance from the required parking. Presently the site is legally non-conforming parking impaired and has 61 existing parking spaces, rendering it under-parked by current City of Las Vegas zoning. As "Apartments", the required parking for the proposed new building is 50 spaces requiring a total of 111 parking spaces. We propose bring the existing parking up to Title 19 standards, to including 2 accessible parking spaces and 1 additional accessible van parking space. This variance will also provide the owner with the ability to place a new larger trellis covered trash enclosure on the site and maintain a fire lane providing access to all of the buildings.

We would like to request variances for both Building Setbacks and for Building Stepback along Las Vegas Boulevard. Due to the City of Las Vegas' request for a 10'-0" Dedication along Las Vegas Boulevard the proposed building will have a 0'-0" setback, where its stairs meet the ground, where a 5'-0" Setback is required. Additionally, the 10'-0" Dedication will shift the Building Stepback so that the proposed building will require a variance for Title 19.08.030-C Figure 2 Zoning standard.

We respectfully request the above variances and waivers in hope of making the existing site and building feasible for the owner to develop, while enhancing the neighborhood.

Respectfully Submitted,



Kristen Neuman, A.I.A.
APTUS Architecture



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