

KAEMPFER

CROWELL

ATTORNEYS AT LAW

LAS VEGAS OFFICE

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May 4, 2017

VIA UPLOAD

City of Las Vegas Planning Department
333 N. Rancho Drive, 3rd Floor
Las Vegas, NV 89106

Re: Justification letter relating to proposed project at Lewis Avenue and 11th Street
APN: 139-34-712-098

To Whom It May Concern:

This office, together with LG Architects, Inc. (LGA) represents the owner and applicant with regard to the proposed mixed use development pertaining to the following property:

This property is located on the southwest corner of 11th Street and Lewis Avenue. It encompasses one parcel, being assessor parcel number 139-34-712-098. Access to the property is from 11th Street.

Special Use Permit and Site Development Plan Review:

A special use permit and site development plan review for a proposed 15-story mixed-use development containing 60 multi-family residential units and 17,653 square feet of commercial space is being requested. This property consists of both a residential component and a commercial component. The residential component is 87,174 square feet. The commercial component is 17,653 square feet. The Ground Floor consists of a Lobby and Circulation area together with two separate commercial spaces, measuring 1,914 square feet and 3,222 square feet respectively. The residential units begin on the 6th floor with a mix of one and two bedroom units. No three bedroom units will be provided. The total number of residential units in this property will be 60, with 26 one bedroom units and 34 two bedroom units. Residential units go up to the 15th floor. Of particular note, on the 15th floor will be a pool, open areas and community space. Restrooms and showers will be provided on the same floor. Additionally, a Restaurant with a bar and outdoor seating is proposed on the 15th floor.

Rezoning:

The parcel is presently zoned R-4. The Applicant is requesting a zone change to C-1 for a mixed use development and Restaurant with Alcohol Use on the 15th floor of the building which will be discussed below. The future residents will support the businesses of the mixed use, and the business will create the demand for the residents to want to live there.

Variance:

LAS VEGAS OFFICE
1980 Festival Plaza Drive
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RENO OFFICE
50 West Liberty Street
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510 West Fourth Street
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PRJ-69852
05/04/17

**ZON-70273, VAR-70275, VAR-70280, SUP-70281,
SUP-70284 and SDR-70285 - REVISED**

A variance is being requested to allow 77 parking spaces where 153 spaces are required, a 50% reduction. Parking consists of the first five floors of the building. In addition to the onsite parking, an off-site parking lot is proposed. While a parking variance from the code required parking is planned, the variance is justified by the fact that it is anticipated that many of the residents will use mass transit or will bike or walk to and from work and other destinations. It is further anticipated that the limited commercial development will be utilized to a great degree by those who live in or near the area so that transportation by private vehicles will be minimized.

A variance is being requested to allow zero-foot front and corner side yard setbacks where 10 feet is required, a five-foot side yard setback where 10 feet is required and a five-foot rear yard setback where 20 feet is required. The justification for variance in the setback is driven by keeping the height of the building to a reasonable downtown urban scale.

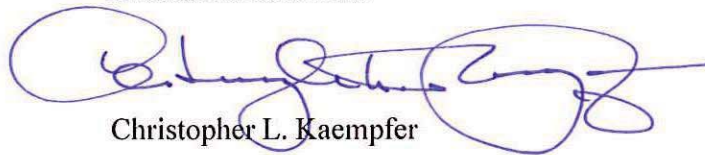
The variances that are required are justified by both the use and the by the planned users of the properties

This property represents a new and exciting redevelopment opportunity for the City of Las Vegas. New development means new jobs (both construction and permanent), increased property values for surrounding properties, a revitalization of the neighborhood and, in this case in particular, providing needed community services to those in the neighborhood. This project will help to revitalize the neighborhood and create a budding community that will thrive

Should you have any questions or concerns relating to this project, please do not hesitate to contact the undersigned or Mrs. Lindsay Brown at 702-792-7000 or Mr. Lance Kirk or Mr. Craig Galati of LGA at 702-263-7111. Thank you very much.

Sincerely,

KAEMPFER CROWELL



Christopher L. Kaempfer

CLK/lab

PRJ-69852

05/04/17

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