

John David Burke, Architect

a Professional Corporation

July 25, 2018

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING & DEVELOPMENT
333 North Rancho Drive
Las Vegas, Nevada

Re: Justification Letter
Request for Rezone from R1 to PO and a Site Development Plan Review (with
waivers of standard) for a Professional Office Building at 708/714 Seventh
Street; APN #: 139-34-410-227, 228

Site Plan Development Review

The plans submitted today depict an approximate 15,912 square foot professional law office to be located at 710 South Seventh Street in the City of Las Vegas, Nevada. The building will be rendered in a Southwest modern style with a colorful earthtone palette that reflects our desert environment. The exteriors of the new EIFS building will be animated by cultured stone veneers, textured/colored concrete, decorative metal trelliage, metal solar shading louvers and aluminum storefront. The hours of operation will be from 6AM to 11PM. This is a companion development to the law offices of Campbell Williams to the north and will have pedestrian access with that development. This is a compatible use in the City's Downtown Master Plan's Area 2 with the surrounding historic neighborhood slowly transitioning from residential to law office development. The design is an attempt to balance the spare modern building to the south with the classic residential to the north.

Waiver to allow a 42'-6" building height where 35'-0" is maximum

While the great majority of the building is 32'-6" high (where 35' is the maximum height), the design seeks to add a roof deck amenity on a small portion of the building. This will require a waiver to allow the increased height of 42'-6" to the top of the elevator tower that would be required. This increase in height is only in that small northeast corner of the building. There are many examples of law offices extending above the 35' limit in the neighborhood. We feel this request is reasonable and does not have a negative impact. Across Seventh Street are three homes (only two are occupied) that will benefit from this project securing the last empty lots on that entire block.

Waiver to allow a 10' front setback where 20' is required

While the great majority of the building is setback 16' from the front property line, there are some small balconies that extend out another 5'-6" beyond that. There is precedent for this reduction directly across the street at 701 South 7th Street where a 9' front setback has been allowed. This reduction is mitigated by the fact that there is 12' of additional sidewalk and landscaping in the 7th street right of way.

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ZON-74107 and SDR-74080

Waiver to allow 46 parking spaces where 49 spaces are required

This is a request for a 6% reduction in parking that is offset by facilities being provided for bicycle parking. Additionally, the 3 extra spaces are required by the requirement to count the garage lobby as floor area. We would argue that this is a security lobby only and will be unoccupied except for tenants and clients passing through the space to get to the upstairs lobby. If this area is not counted, there is sufficient parking to meet the 1 space per 300 square feet requirement.

Waiver to allow 64.6% lot coverage where 50% is allowed

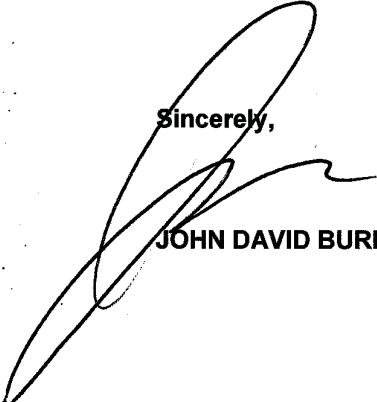
There are many precedents in the neighborhood where lot coverages greater than 50% have been allowed. For example, the building just to the south at 720 South 7th Street exceeds the allowable 50%. I could also cite 703 South 8th Street and 725 East Charleston Boulevard as just a few examples of this maximum allowable requirement being exceeded in the immediate neighborhood. We feel this is mitigated by the excess under the requirement of our companion law office to the north which is also landscaped far in excess of the minimum requirements.

Waiver to allow a rear landscape buffer of zero feet

This waiver is being sought at the rear of the property against the alley that is typical of the downtown area. We feel this is a technical waiver as there are literally no cases that exist in the City of Las Vegas where a similar rear alley property line has been so landscaped.

Otherwise, the plans are in conformance with the Unified Development Code, Title 19. We respectfully request your approval of this application. If you have any questions or comments, please call.

Sincerely,


JOHN DAVID BURKE, Architect

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08/01/18