

July 16, 2018
CITY of LAS VEGAS
Dept. of Planning
Development Services Center
333 N. Rancho Drive
Las Vegas, NV 89106

Attn: Jonathon Boyles
Re: **Justification Letter Las Vegas Wedding Chapel (Revised)**
827 Las Vegas Blvd, Las Vegas, APN No. 139-34-410-171

Jonathon,

The purpose of this letter is request a Site development Plan Review for a 3,962 sf new single story Wedding Chapel to be built on the site of an existing Wedding chapel. The project requests the following waivers of development standards. A waiver to allow 50 percent of the building façade to be aligned along the front yard and 60 percent corner side setback where 70 percent is the minimum required; and to allow a 6 foot tall front yard wall where 5 feet is the maximum allowed along the west property line and to allow a 10 foot two inch tall wall where 8 foot is required on the east property line. We also request a waiver of for the ground mounted RPDA mechanical equipment screen at the south property line and a waiver for architectural design of an expressionless blank wall at the alley way on the east property line. The parking lot is screened with a wrought iron fence and all gated stalls are covered with a canopy.

The project site is located within the DLTV-0 area of Downtown at the intersection of Las Vegas Blvd & Hoover Street. The site plan indicates a 7 foot 5 inch dedication to the public right to provide a 10 foot site walk and 5 foot landscape amenity area along Las Vegas Blvd. where only 5 foot dedication has historically been required we see the need to align our development with the north parcel to further add to viability of the Las Vegas Blvd pedestrian realm. Per our discussions with Public works, they provided us a Las Vegas Boulevard Improvement Stewart Ave to Sahara Ave Plan (H# 46330). This plan indicates the new work to be completed by the City in the coming years. The Right-of-way plan sheet shows a 5' spandrel radius ROW additional dedication, to which we concur with this request and have indicated it on the site plan. Also, because the improvements do not have 50% frontage on Las Vegas Blvd., no improvements would be required by the Property owner, including the DTC (Downtown Centennial Standards) alley standard design. The project will provide landscaping, sidewalk, and partial curb along Hoover Avenue to comply with DLTV design standards and per the Las Vegas Boulevard Improvement Stewart Ave to Sahara Ave Plan (H# 46330).

Sincerely,



Barrett Powley, AIA LEED AP
Principal

SDR-73885

PRJ-73655
07/18/18