

EMA HOLDINGS, LLC

8965 S. Eastern Ave. #120B
LAS VEGAS, NEVADA 89123

City of Las Vegas
Planning and Development
333 N. Rancho Drive
Las Vegas, Nevada 89101

September 19, 2018

RE: Site Development Plan Review – With Variance

On behalf of the applicant EMA Holdings, LLC please accept this application for a SDPR and Variance.

This existing project is located at 4221 Stewart Avenue in Las Vegas Nevada. This mobile home park was originally constructed in 1971. It is located on approximately 71,877 square feet. Currently, there are 11 mobile homes and one CMU building on a foundation located on the site.

It is our desire to add 2 more mobile homes to the existing site. One located on the northeast corner and the second on the southeast corner as depicted on the site plan.

Per section 19.06.130 of the Unified Development code, sites within an approved mobile home park are required to have a minimum lot width of 45' and front, corner side, rear setbacks of 5 feet. Our layout for the two new lots complies with these requirements.

In addition to the design review we are requesting a variance for minimum lot size. Section 19.06.130 also requires a minimum lot area of 4,000 sf. However, both of the proposed new lots have a lot area of 2,600 sf.

Parking is provided both on site in covered car ports and on site street parking is available with street widths of 35 feet.

Additionally, there is a 5,100 sf open space lot available for the use of the residence.

As part of the installation of the trailer in lot 2 the existing trash enclosure will be re-located to the existing common area.

If you have any questions please feel free to contact me.

Sincerely,

James Grindstaff

PRJ-74771
10/17/18

VAR-74812 AND SDR-74813