



October 16, 2018

City of Las Vegas Department of Planning
333 North Rancho Dr.
Las Vegas, NV 89106

Re: **Justification Letter:** APN: 162-01-201-006 & 162-01-201-007
(Site Development Plan Review, Special Use Permits, Waivers)

To whom it may concern:

We would like to apply for a Site Development Plan Review, Special Use Permits, and Waivers for a new Redevelopment project located at 2800 & 2960 Fremont Street (Parcel numbers :162-01-201-007 & 162-01-201-006). The site was previously developed as the Showboat Hotel & Casino that was demolished in 2006.

Parcel 162-01-201-006 is approximately 4.44 (net) acres in size and currently zoned as C-2 (General Commercial District) with Land Use of General Commercial. Parcel 162-01-201-007 is approximately 21.11 (net) acres in size and currently zoned as C-2 (General Commercial District) with Land Use of Commercial (Downtown Land-Use).

We are proposing the following uses included in this proposed project: approximately 344 unit apartment complex, approximately 13,651 sf, Grocery Store with Alcohol building with Gas Pumps, approximately 26,085 sf future medical office building pad, approximately 2,000 sf future Quick Serve Restaurant pad, and approximately 90,928 sf Mini-Storage facility.

The following uses are permitted uses in C-2 zoning: Grocery Store with Alcohol and Gas Pumps, and future Medical Office Building. The Mini-storage facility is a conditional use under C-2 zoning, but has been designed to meet the conditions specified in LVMC 19.12.070.

We are requesting two Special Use Permits for the project. The first Special Use Permit is to allow the Multi-family use in the C-2 zoning without being in conjunction with an approved Mixed-Use development. The second Special Use Permit is to allow a packaged liquor, beer, wine, and coolers use exceeding the allowed 10% sales floor area.

We are requesting two Waivers for the project. The first Waiver is regarding the Title 19.08.040 Orientation for the commercial stand-alone buildings that are required to be located at the street edge. We are requesting a Waiver to allow the buildings to be relocated away from the street edge to allow vehicular circulation and parking around each building. We are requesting the second Waiver to allow us to reduce portions of the required landscape setback to 7'-0" where 15'-0" is required along Atlantic Street and East Oakey Boulevard. Parking areas need to encroach into the landscape setback to allow vehicles to turn around where the parking lot areas terminate. These areas are visually concealed behind a new perforated metal panel fence.

Each parking requirement per use has been designed to meet the LVMC 19.12.070 parking requirements. The parking quantities are labeled on the attached enlarged site plans for each proposed use. We are not requesting any variances for this project.

We are also requesting a staff level exception for the required common open plaza space for this project.

We feel that this proposed project would be a great addition to the area, that it conforms to the other uses currently located in the area and follows the requirements set forth by City of Las Vegas Development Standards Chapter 19. We would greatly appreciate the staff's recommendation for approval. If you have any questions, please contact us at 702-670-2866.

Gerald Alan Shurley, Jr. | Principal Architect
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Pliris Design Studio

PRJ-74513
10/29/18