

August 31, 2023

City of Las Vegas  
Planning Department  
333 N. Rancho Drive  
Las Vegas, NV 89106  
702-229-6301

RE: 28<sup>th</sup> & Cedar Residential  
APN's: 139-36-110-034 & 035

To Whom It May Concern:

On behalf of my client, Maxim Rose LLC, I respectfully request consideration of the enclosed Land Use Update, Zone Change & Site Plan Review to allow the development of a 192 unit development with 1 Bedroom, 2 Bedroom & 3 bedroom units...

The property's Land Use is PF (public facility) with a zoning of C-V (civic) The Land Use requested is High Density Residential – greater than 25.49 units with the proposed zoning of R-4 High Density (unlimited) The project density is 79.33 units to the acre with the property size of 2.42 acres.

Adjacent land uses and zoning are as follows:

	North	East	South	West
Land Use	PF (Public Facility)	TOD-2	High – greater than 25.49 units	Medium Low- up to 8.49 units
Zoning	C-V	R-3	R-4	R-3
Current Use	Developed (Public)	Developed (Residential)	Developed (single family)	Developed (Residential)

The request for the Site Plan Review is for a site with two five story towers and a 4 story parking garage. The towers will have 192 units with a mix of 1 bedroom, 2 bedroom & 3 bedroom units that will be a “for sale” product. Each unit will range from 650 s.f. to 1,250 s.f. On the fourth floor of the parking garage will be an amenities area of 16,695 s.f.

The proposed set backs are as follows:

Rear – 20' minimum where 20' is required

Side – 10' where 5' is required

Front – 20'+ where 10' is required

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The parking required for the towers is 364 total spaces with 8 of those handicap. The calculations are show on the site plan. The site is providing 370 spaces with 8 handicap.

Landscaping provided is 10 feet along 28<sup>th</sup> and Julian Street, 20 feet along Cedar Avenue and 20 feet along the north property The spacing of trees is a maximum of 30 feet and a minimum of 50% ground coverage with shrubs .

Should you have any questions or need additional information please contact our office at (702) 521-7021.

Sincerely,

Landon Christopherson

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