

December 16, 2024

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

RE: Owens Avenue & Harrison Avenue
APN's: 139-27-110-001, 004 & 005

To Whom It May Concern:

On behalf of my client, CBLC, LLC, I respectfully request consideration of the enclosed Site Plan Review & Tentative Map to allow the development of a 5 lot subdivision with 3 bedroom, 2 1/2. bath 1,290 square foot single family attached homes and a 6 unit condominium building, 3 - 3 bedroom 2 bath unit and 9 – 2 bedroom 1 bath units on 0.56 acres.

The property's Land Use is Form Base Code (FBC) with a zoning of T4-N - (T4 Neighborhood). The Land Use will remain as well as the zoning. The project density is 19.64 units to the acre. The lot size for the 5 single family attached is 1,050 s.f.

Adjacent land uses and zoning are as follows:

	North	East	South	West
Land Use	Right-of-way	Form Base Code (FBC)	Right-of-way	Right-of-way
Zoning	NA	T4-N - (T4 Neighborhood)	NA	NA
Current Use	Right-of-way	Developed (Residential)	Right-of-way	Right-of-way

The request for the Site Plan Review is for the 1,290 s.f. 3 bedroom, 2 1/2 bath with a one car garage. The two story single family attached home. The site provides 210 square feet of open space per lot as well as the 3 story 6 unit condominium building with 3 – 3 bedroom 2 bath, 1,220 s.f. and 3 – 2 bedroom 1 bath, 906 s.f.

The proposed set backs are as follows:

- Rear – 10' minimum
- Side – 5' minimum
- Front – 10' minimum

Parking required is 2 spaces per 3 bedroom unit, 1.5 spaces for 2 bedroom unit and 1 space for every 6 units guest parking for a total of 23 spaces (including 1 hadicap). The form base code allows a reduction to between 10-17 spaces (including 1 hadicap) The site is providing a total of 16 spaces (including 1 hadicap).

24-0816
Base Code

Landscaping will be inside the right-of-way as well as in the front and side along Owens Ave and Harrison Ave. The spacing of trees is a maximum of 20 feet with ground coverage with shrubs.

There is a deviation from standards as the onsite private drive does not meet the non-gated street standards.

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

Sincerely,

A handwritten signature in blue ink, appearing to read 'L. Christopherson', followed by a long horizontal line extending to the right.

Landon Christopherson

24-0616
01/13/2025