

DENNIS E RUSK ARCHITECT
616 SOUTH EIGHT STREET
LAS VEGAS, NV 89101
702-373-7983
denniserusk@gmail.com

24-0386
10/24/2024

DATE: October 16, 2024
PROJECT: Bonneville Center
TO WHOM: City of Las Vegas Planning and Zoning
ITEM: Amended Justification Letter

This request is for a Special Use Permit to allow Residential Tiny Homes in a C-2 Zone and for a Design Review.

This request is for the proposed 12 Tiny Homes, for rent on the Bonneville Center, in the City of Las Vegas on Bonneville and South Third Street.

The four parcels are 139-34-311-072, 071, 070, and 069 and it is the intent to consolidate into one parcel or what may be required of the tiny home parcels. All the above parcels are currently zoned C-2. Egress and exiting in from South Third Street and alley to the west.

This proposal is to place (12) 20' x 20' footprint pads for Manufactured Tiny Home Units. The Tiny Home Park is referenced in the Title 19 Ordinance of the City of Las Vegas, 19.06.130 R-MH Mobile/Manufactured Home Residence District, that addresses Tiny Home Park regarding the design concepts, issues and requirements. This project is located in the Downtown District.

The City of Las Vegas has adopted the following codes, 2021 IBC, IWUIC. The 2018 IRC, IEBC, IECC, UPC, UMC, ISPSC, 2019 CLV Administrative Code, 2017 NEC, and the ANSI A117.1.

City of Las Vegas Administrative Code, 2019 Edition has three applicable sections, Section 105, 202.1 and 301.5.

- Administrative Code, 2019 Edition Section 105 provides that the Building Official may approve a method of design that is a least equivalent of that prescribed in the technical codes in suitability, strength, effectiveness, fire resistance, durability, performance, safety, sanitation, accessibility, and energy efficiency. The 2021 IRC Appendix AQ TINY HOMES is most appropriate to apply for these Manufactured Tiny Homes with installation under the jurisdiction of the State of Nevada.
- Administrative Code, 2019 Edition Section 202.1 to adopt and enforce additional rules, regulations and guidelines, policies and procedures supplemental to this

Code and the referenced technical codes as may be deemed necessary to clarify and apply the provisions of this Code and the adopted technical codes.

- Administrative Code, 2019 Edition Section 301.5 Manufactured Home or Modular Building Permits. The units shall bear a seal from a recognized approval agency. Installation of Manufactured housing shall be approved by, and comply with, the State of Nevada Division of Manufactured Housing Regulations and the Manufacturer's Installation Instructions and Standards. A Manufactured home may be located on a permanent foundation approved by the Building Official. Submittal requirements for the permanent foundation systems shall be the same as those for site built construction.

24-0386
10/24/2024

The proposed Tiny Homes shall have 1 Hour fire rated walls and roof/ceiling assemblies and fire sprinklers.

Title 19.06.130 R-MH is close to this use with exceptions that require waiver of standards or variance of the prescribed code as followed:

- The individual lot size shall be 20 x 20 for a total of 400 square feet in lieu of the prescribed 4,000 square feet minimum. Tiny Homes have a different requirement for lot size when placed in the Downtown District and common area. The common area shall have 8 and 6 feet side setbacks, zero rear setback on 20 feet ally. What is proposed is a zero lot lines project with front yard placement in the common area with serpentine walks and landscaping in 8 feet wide separation between the Tiny Homes.
- The Downtown District does not require parking, however the total Bonneville Center will have 29 standard and three accessible spaces and inclusion of one trash enclosure.
- The landscaping proposed is (2) 24" box trees per each Tiny Home and 24" box trees at 10 feet on center in the side yards. Ground cover shall be a mix of turf and bushes.

Thank You

Dennis E Rusk Architect