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August 18, 2023

City of Las Vegas
Department of Planning

Subject: Justification Letter
Parcel: 139-34-410-234
Address: 820 S 7TH ST.

Greetings:

This letter describes our development intent for the above-mentioned parcel. We plan to renovate the existing dilapidated building and convert it from five dwelling units to:

- Four, one-bedroom apartments on the back and first floor of the building; and
- One Community Residence on the first floor (front portion of the building) with 5 bedrooms. The Community Residence will serve our Veteran's needs for clean, safe and low-cost housing in a socially-supportive setting as recommended by the Veteran's Administration (V.A.) and other or support organizations targeting the unique needs of our nation's veterans. This development and its operation plans will meet all conditional use regulations as stated in the City Unified Development Code Section 19.12.070, as evidenced below.

This property has been abandoned for approximately two years. It became a homeless hang out with the associated vandalism, drug use and crime that is common with such vacant buildings. This building sustained significant damage on the inside and outside, and contributed to similar ill effects throughout the neighborhood.

Our renovation plans will include gutting out the interior of the building, replacing the roof, installing a new solar system, replacing all windows and doors, repair/painting the exterior facade, and repair the concrete sidewalks, driveways, and parking area. We will be maintaining or improving all existing site conditions, including landscaping and parking layout, and we have seven parking spaces available on site. We are requesting a waiver of development standards to allow seven onsite parking spaces where normally eight spaces are required.

23-0345
08/21/2023

We are currently working with our adjacent neighbors, who are fully supporting our project and are extremely excited to see this abandoned building brought back to a normal state. We believe this project will revitalize the area and put back an abandoned building to good use.

Compliance methods for the Conditional Use Regulations (CUR) as stated in the City Unified Development Code Section 19.12.070 are as follows:

- CUR 1 and 2- No Community Residences currently exist with less than the specified minimum distance separation requirements.
- CUR 3- Not applicable under intended use.
- CUR 4- Limitations shall be specified in facility Operations Manual indicating ten as the maximum number of residents, not including up to two facility support staff.
- CUR 5- Operations Manual shall require compliance with all public health and safety requirements, including building and fire codes.
- CUR 6- No licensing or certification requirements currently exist under Federal or State law for the intended operation.
- CUR 7- Community Residence is not located in an O, C-1 or C-2 Zoning District.
- CUR 8 and 9- Not to be used as a Transitional Community Residence.
- CUR 10- Community Residence is consistent with scale and architectural character of the neighborhood.
- CUR 11- LVMC 19.12.040(B) not applicable.
- CUR 12- No Special Use Permit application has been filed as a consequence of non-qualification conditional use treatment.

Your consideration of our request is greatly appreciated. If you have any questions or require additional information, please contact me at your convenience.

Sincerely,



Kelly A. Rudy

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