



November 15, 2023

Seth Floyd, Director  
Community Development Department  
495 S. Main Street  
Las Vegas, NV 89101

RE: Title 19.17 Affordable Housing Incentive Application (APN/Address 139-26-201-013)

Mr. Floyd:

Pursuant to the City of Las Vegas Municipal Code Title 19.17, qualifying affordable housing developments may be eligible for a density bonus, height bonus, and/or financial incentives. The subject property is proposed to be developed with a 100-unit affordable, multi-family residential development. The subject site has a General Plan designation of MXU and is zoned R-3.

The proposed development, Visions Park, consists of 85 one-bedroom, 9 two-bedroom and 6 three-bedroom units. Upon completion of the construction, 99 units, or 99 percent of the total, will be designated as Very Low Income defined by U.S. Department of Housing and Urban Development ("HUD") guidelines as 30-40 percent of median income for the area, as adjusted. The 99 affordable housing units shall be comprised of 85 one-bedroom, 8 two-bedroom units and 6 three bedroom units. The project location is legally described in the provided legal description (see attached).

As a qualifying affordable housing project as defined by Title 19.17, we appreciate your consideration in providing a fee reduction bonus to the proposed development. With 99 percent of the overall unit count designated as Very Low Income housing and a General Plan designation of MXU, we are formally requesting a reduction of applicable development-related fees.

It is acknowledged that project specific incentives are contingent on the units being maintained with a designation of Very Low Income for a period of no less than 30 years. All incentives are contingent on a Declaration of Special Land Use Restrictions, satisfactory to the City Attorney, being executed and recorded against the property to run with the land for the 30-year affordability period.

Sincerely,

A handwritten signature in black ink, appearing to read "Todd Imholte", written in a cursive style.

Todd Imholte  
President

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