



TANEY ENGINEERING

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June 20, 2024

City of Las Vegas
Department of Planning
495 South Main Street
Las Vegas, NV 89101

**Re: Fremont & 17th
SHN-24-008
APN: 139-35-315-005
Justification Letter**

To whom it may concern:

Taney Engineering, on behalf of Sharan Properties, LLC, is respectfully submitting justification for a Rezoning (ZON) from T4-C to T4-N, a Site Development Plan Review (SDR) with Waivers and Variances (VAR) for a 16 units Bungalow Court development.

Rezoning (ZON) from T4-C to T4-N

The current zoning of the subject site is T4-C (FBC), situated within the DTLV-O Area 3b (Interim Downtown Las Vegas Development Standards). Surrounding the property are various hotels and apartments. Our proposal seeks to rezone the property from T4-C (T4 Corridor Zone) to T4-N (T4 Neighborhood Zone) in order to accommodate a 16-unit Bungalow Court development. This development aligns with the neighborhood's character and addresses the need for increased housing in the downtown area. Notably, the property enjoys proximity to a bus stop located approximately 300 feet away and will provide bicycle parking on site.

Site Development Plan Review (SDR) with Waivers

We are seeking approval for a Site Development Plan Review (SDR) incorporating Waivers of the Title 19.09 development standards. The specific waivers requested are as follows:

- To allow a four-foot bungalow courtyard width where 20 feet is the minimum required.
- To allow the sidewalk to not be extended into the setback meeting the building where such is required.
- To allow a parking reduction from 13 to 2 due to the specific attributes of the site and the anticipated usage patterns.

Pre-Entitlement Exception:

- To allow a three-foot interior side yard setback where five feet is the minimum required.

In conclusion, we express our gratitude for the opportunity to present this proposal for your consideration. We remain committed to providing any additional information or clarifications necessary to facilitate a thorough review process. We believe this will contribute to the city's master plan by providing more housing unit to downtown area and help to solve the homeless situation. Your attention to this matter is greatly appreciated, and we eagerly anticipate a favorable outcome. We are hopeful that this letter clearly describes the intent of the request. If you have any questions or require additional information, please contact us at (702) 362-8844.



Sincerely,

Austin Chen

Austin Chen
Senior Land Planner

24-0301
06/20/2024