



PRINCIPALS

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October 05, 2023

Alexander Strawser
City of Las Vegas, Planning and Zoning
495 South Main Street
Las Vegas, NV 89101

**RE: CLV Arts District Parking Garage
Site Development Plan Review**

Dear Mr. Strawser,

The City of Las Vegas is proposing a Parking Garage Structure to serve the needs of the current and growing Arts District area of Downtown Las Vegas.

The 5-story structure will be located at 201 E. Utah (APN's 162-03-210-050, and APN 162-03-210-003 will be combined) and will accommodate approximately 13,300 SF of future TI/ commercial use space and plans to accommodate approximately 440 parking stalls.

The scope of this SDR package is for bridging documents only. The future Design Build Team will be submitting for Entitlements of exterior materials, finishes, etc.

Rezoning

To accommodate the project's use, we are requesting that the current parcels which are zoned R4 be rezoned to C2 Commercial

Waivers

While the project's intention is to meet all applicable planning codes and regulations. Below are the waivers anticipated at the moment.

- Potential setback waiver at Alley – the parking structure is planned with a 5'-0" setback from the property line at the Alleyway as a result of efficient planning of parking bays and structure. The added setback alleviates concerns with door openings into the Alley. Code requires 0 setbacks.

Should you require further information, please do not hesitate to contact our office. We look forward to the development of this project in a much deserving neighborhood.

23-0581
11/16/2023

Sincerely,



Michele K. Brigida, AIA, LEED AP BD+C
Principal | Director



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