

Harel Plumbing & Heating, Inc.
7775 Placid St.
Las Vegas, NV 89123
702-290-2122
License # 0072875A Bid Limit \$100,000

February 8, 2024

City Of Las Vegas
495 S. Main Street
Las Vegas, NV 89101

To Whom It May Concern:

I am requesting approval of SITE DEVELOPMENT PLAN REVIEW AND VARIANCES REQUESTS FOR SETBACKS and PARKING. I am proposing 3 detached 608 sq ft units to combat homelessness and the ability to offer affordable rent to house individuals and families looking for shelter. These units will be on concrete slabs and will be stick built. These are not PREFAB or Tiny HOMES.

(Variance 1) I am requesting ZERO PARKING SPACES where 7 are required due to irregular lot size and non-conforming lot. We are providing Bicycle racks and being close to all transportation on Maryland parkway is readily available.

(Variance 2) I am requesting a 15' REAR SET BACK where 20' feet are required due to irregular lot size and non-conforming lot. I am requesting a 3' DISTANCE BETWEEN THE BUILDINGS where 10' is required due to lot size and a non-conforming lot. We are trying to maximize the lot and work with the available space to the best of our ability. This project is the first of its kind and the City of Las Vegas should embrace it and should want infill development for the city.

This project is compatible and harmonious to the area and is the next up and coming area for Ward 5.

Thank you for the opportunity.

If you have any questions, feel free to contact me at 702-290-2122.



Tal Harel

Owner

