

05/14/2023

Department of Community Development

Current Planning Section

495 S. Main Street
Las Vegas, NV 89101

Justification Letter

Dear Commission Members,

I am proposing to develop a luxury 4-plex on parcel 139-26-411-001 located at 1001 E Bonanza Rd. Las Vegas Nevada 89101. There are various multiplex units in the surrounding area. I want to create 2 additional studio apartments to the existing 2 unit building. Each studio will have a kitchen space, bathroom, living and sleeping areas. I would also like to create a decorative property fence around the site with a remote control rolling gate access along with key pad entry side gate as shown on plans.

Grand Plan Amendment: This request is for a general plan amendment from PF (Public Facilities) to M (Medium Density Residential)

GPA Zon; this request is for a zone change from P-R (Professional office and parking) to a R-3 (Medium Density Residential).

As this site is included in the Downtown Las Vegas Overlay District Cashman District, you are undoubtedly aware that this location “may deviate from Title 19 Development Standards through the approval of a waiver per Appendix F. Downtown Las Vegas Interim Development standards Section A. & B. During my initial meetings with planning it was indicated that a few items be addressed prior to submission. These items have been addressed in the submitted plans and documents. At this initial meeting it was also indicated that some of the site may need to be dedicated to a future widening of Bonanza, after the meeting I reached out to the City Surveyor for more information and he indicated that there was no plan to widen Bonanza, no space was dedicated in this submission as a result. Additionally, it was indicated that some requirements may be addressed using waivers during this process. We will be requesting waivers for if applicable:

- Fence height in the front yard area
- Parking
- Landscaping

I would like to increase the fence height and use solid material to secure the property. The property has limited space for parking on the existing concrete pads. Landscaping helps buffer noise from the street along with giving more privacy. Also, this will make the property appearance look better from the street view.

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Please take note of the above information and our other submitted documents. With that information in mind we would like to work with you to achieve a site and building layout that works, and will bring affordable housing while updating the look of the area.

Sincerely,



Brodie Lesourd

(406) 589-6549

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