

November 13, 2023

City of Las Vegas Department of Planning
495 S. Main Street 3rd floor
Las Vegas, NV 89101

Attn: Josh Nolan
Planner

RE: The Corner @ Bridger Ave. MIXED USE DEVELOPMENT
300 S. 7th Street
APN: 139 - 34 - 710 - 035
SITE DEVELOPMENT PLAN REVIEW
JUSTIFICATION LETTER

Dear Josh,

We respectfully request favorable consideration on the attached application for a Site Development Plan Review and Waivers for the above referenced project.

The proposed Site Development Plan Review is for a 5 story , 75 foot high , mixed use development on approximately .80 acre at the southwest corner of Bridger Ave. and 7th Street . The proposed development consists of 92 multifamily units on 4 Levels above the Ground Floor level. The Ground Floor level contains approximately 6,288 Sq ft of Retail, Office and Restaurant uses including support residential services, building mechanical and electrical equipment , refuse collection, and 56 storage units available for residents. There are 10 surface parking spaces accessed from 7th Street and 16 surface parking spaces accessed from the Alley.

The development is proposing 2 levels of subterranean parking containing approximately 131 spaces for residents only. Access to the garage is taken from the Alley.

The Second level of the proposed development will contain the Pool /BBQ for residents and 23 units. The Third , Fourth and Fifth levels have 23 units each with various tenant amenities featured on each level.

There are 16 - 2 bedroom/2 bath units approximately 970 Sq. Ft. each with private balconies , and 36 - 1 bedroom /1 bath units approximately 670 Sq. Ft. each with private balconies and 40 Studio/1 bath units approximately 470 Sq. Ft. with Juliet balconies

The Waiver #1 is to allow 157 parking spaces (including 1 van accessible stall) where 184 spaces are required. On street parking is allowed in the area and will assist in providing parking needs.

Waiver #2 is to allow no landscaping along the north ,south , east and west property , where 5 feet is required .

This type of development does not allow for perimeter landscaping , however alternative landscaping has been provided.

The proposal is appropriate based on the following finding of facts:

1. The proposed development is compatible with adjacent development and other proposed development in the area;
2. The proposed development is consistent with the applicable General Plan, Title 19, and the Interim Downtown Las Vegas Development Standards and other duly adopted City plans , policies and standards;
3. Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;

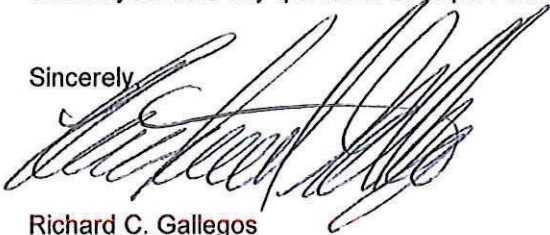
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4. Building and landscape materials are appropriate for the area and for the City;
5. Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable or obnoxious in appearance; create an orderly and aesthetically pleasing environment ; and are harmonious and compatible with development in the area;
6. Appropriate measures are taken to secure and protect the public health, safety, and general welfare.

Should you have any questions or require additional information please contact me at 702.524.0054.

Sincerely,

A handwritten signature in black ink, appearing to read 'Richard C. Gallegos', written over a horizontal line.

Richard C. Gallegos
Project Director