

December 18, 2023

VIA ONLINE SUBMITTAL

City of Las Vegas Planning Departments
495 S. Main Street
3rd Floor
Las Vegas, NV 89101

Re: ***Justification Letter
General Plan Amendment, Zone Change, Special Use Permit, and Variance
Temporary Assistance for Domestic Crises, Inc.
APN: 138-24-801-036***

To Whom It May Concern:

This firm represents Temporary Assistance for Domestic Crises, Inc. (the “Applicant”) in the above referenced matter. The project is located on approximately 1.25 acres north of Vegas Drive and east of Michael Way (the “Property”). The Property is more particularly described as Assessor’s Parcel Number 138-24-801-036. The Applicant is requesting a general plan amendment and zone change, as well as a zone change to expand an existing social service provider use and variance to increase lot coverage.

The Property currently has a general plan designation of Rural (R) and zoning designation of Residence Estates (R-E). The Applicant is requesting a general plan amendment to Office (O) and a zone change to Office (O). The reason for the requested GPA and ZC is to combine the subject property with the parcel to the west (APN: 138-24-801-035) for the future expansion of the existing social services use being provided, which is a permitted use within the O zoning district.

The Property is currently operating as a domestic abuse treatment center for women. The Applicant wishes to expand its operations into the building located on parcel 138-21-801-035, which is currently entitled for the same use. In order to combine the parcels, the zoning designations must be the same.

Finally, the Applicant is requesting a variance to allow for lot coverage more than 30%. The buildings on the Site are existing and have been operating without issue as currently designed. Based on the low traffic need for the use, we do not believe this request will create any negative impact on the Site itself of surrounding uses.

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Thank you in advance for your consideration. Please do not hesitate to let me know if you have any questions or concerns.

Sincerely,

KAEMPFER CROWELL



Elisabeth E. Olson

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