

May 14, 2024

TO: Clark County  
Comprehensive Planning Department

## PROJECT JUSTIFICATION LETTER

RE: GATEWAY RESIDENTIAL MULTIPLE-FAMILY DEVELOPMENT (20 UNITS)

To whom it may concern.

The reason of this letter is to request the approval of a, General Plan Amendment (From ML to M), Site Development Plan Review, Waivers of development standards and conforming zone boundary amendment (from R-E to R-3) for a Multiple-Family Development (3-bedroom each) to be located at the 1555 N GATEWAY RD A.P.N. 140-30-502-002. There are a total of 20 dwelling units proposed in 5 buildings, 4 units each building.

Through this design review we respectfully request for your approval of the following Items:

GPA1. We request that residential density to be changed from medium low (ML) to medium (M)

ZON1. We Request that the zoning be changed from the existing R-E (Residence estates) to: R-3 (Medium Density Residential).

VAR1. FRONT SETBACK We are requesting a variance for the front setback where 10' is required as per Las Vegas zoning code (R-3) and 7'-4" are provided at the closest point to the buildings, we are accompanying the entire perimeter of the project with landscaping to mitigate the impact on the urban environment.

VAR2. REAR SETBACK. We are requesting a variance for the rear setback where 20' is required as per Las Vegas zoning code (R-3), and 7'-2" are provided at the closest point of the buildings. We are adding a 6' decorative buffer block wall and Intense landscape Buffer at the rear adjacent to the building to mitigate the impact on the neighbors.

VAR2. RESIDENTIAL ADJACENCY SETBACK. We are requesting a variance for the Residential adjacency setback where 90' is required as per Las Vegas zoning code, and 7'-2" are provided at the closest point of the buildings. We are adding a 6' decorative buffer block wall and Intense landscape Buffer at the rear adjacent to the building to mitigate the impact on the neighbors.

VAR3. NORTH LANDSCAPE For the north side of the property 10' is required for landscape strip, we are providing 8'-6" average of landscape with shrubs and ground cover adjacent to E OWENS AVE. as per Southern Nevada Regional Planning Coalition Regional Plant List (2021 SNRPC). We are providing more vegetation to mitigate the lack of space.

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VAR4 WEST LANDSCAPE For intense buffering landscape at the west, must be a minimum of 15' landscape strip, we are providing 9'-0" landscape strip average with shrubs and ground cover adjacent to the building as per Southern Nevada Regional Planning Coalition Regional Plant List (2021 SNRPC). It's provided more vegetation to mitigate the lack of space.

VAR4 EAST LANDSCAPE For intense buffering landscape at the east, must be a minimum of 15' landscape strip, we are providing 7'-6" landscape strip average with shrubs and ground cover adjacent to the building as per Southern Nevada Regional Planning Coalition Regional Plant List (2021 SNRPC). It's provided more vegetation to mitigate the lack of space.

VAR5 SOUTH LANDSCAPE For intense buffering landscape at the South, must be a minimum of 15' landscape strip, we are providing 8'-6" landscape strip average with shrubs and ground cover adjacent to the building as per Southern Nevada Regional Planning Coalition Regional Plant List (2021 SNRPC). It's provided more vegetation to mitigate the lack of space.

VAR6 VARIANCE 2 CAR DRIVEWAY. Required variance for the min 2 car driveway width, from the required 32' min and 24' is provided on the site plan, This allows the correct flow of cars and pedestrians and at the same time allows for optimal use of the property.

As you know the area of the project has a lack on residential demand, and this will be beneficial to help with this deficiency.

With the rezoning of this lot there will not be a substantial adverse effect to the public facilities and services such as roads, access, schools, parks, fire and police facilities, and stormwater and drainage facilities as a result of the uses allowed and as stated by the RISE report.

That is the reason why the proposed amendment conforms to other applicable adopted plans, goals; we show several goals. and policies as per Clark County Master Plan (*Countywide Goals and Policies*):

#### *Countywide Goals and Policies*

*Goal 1.1: Provide opportunities for diverse housing options to meet the needs of residents of all ages, income levels, and abilities.*

##### *Policy 1.1.1 Mix of Housing Types*

*Encourage the provision of diverse housing types at varied densities and in numerous locations. In particular, seek opportunities to expand "middle" housing options that are less prevalent in unincorporated parts of Clark County, such as duplexes, townhomes, three-and four-plexes, and smaller multi-family complexes.*

##### *Policy 1.1.2 Housing Access*

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*Concentrate higher-density housing in areas with access to existing or planned high-frequency transit, major employment centers, existing infrastructure, and other services.*

*Policy 1.1.3 Multi-generational Housing*

*Support the integration of detached or attached accessory dwelling units (ADUs) as part of new development and/or in established neighborhoods to support aging-in-place and expand the supply of smaller dwelling units.*

*Policy 1.1.4 Support Housing*

*Encourage housing options that incorporate universal design and visitability principles to facilitate aging-in-place, and accommodation of older residents and others with mobility limitations or disabilities.*

*Policy 1.1.5; Housing for Vulnerable Populations*

*Collaborate with local and regional partners on development of programs and resources to prevent residents from becoming homeless and facilitate the provision of expanded housing for vulnerable populations including the elderly and those transitioning away from homelessness.*

*Goal 1.3 Encourage the development of new neighborhoods that embody Clark County's core values.*

*Policy 1.3.1 Neighborhood Identity*

*Encourage the integration of varied housing models, architectural styles, streetscapes, signage, common landscaped areas, and other character-defining features that contribute to a distinct neighborhood identity.*

We strongly believe that this project will contribute to improve the zone image and will be a great contribution to the neighborhood.

We have the certainty than you will help us to achieve our goal on making this project reality.

Sincerely

A handwritten signature in black ink, appearing to read 'Edgar D. Montalvo', with a horizontal line underneath.

Edgar D. Montalvo

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