

October 17, 2024



City of Las Vegas Nevada  
Department of Community Development  
495 Main Street  
Las Vegas, Nevada 89101

ARCHITECTURE  
INTERIOR DESIGN  
ENGINEERING  
PLANNING

RE: 24-0528: Marble Manor – Site Development Plan Review

To Whom It May Concern,

We are requesting a Site Development Plan Review for the Marble Manor project. This project is a redevelopment of the existing low income housing located between Morgan Ave and W McWilliams Ave and between H and I Streets. This project has been awarded a Choice Neighborhood Implementation Grant through the U.S. Housing and Urban Development (HUD). This is Phase 1 of a 5 Phase project previously reviewed on January 10, 2024, submitted by the Southern Nevada Regional Housing Authority.

**Site Development Plan Review**

The proposed development of Phase 1 is to include the following:

- (1) 4-story/Flex Mid-Rise apartment building housing (82) dwelling units, commercial space on the 1st floor and amenity spaces for residents.
  - The proposed multi-story apartment building is approximately 28,100 per floor with a total of 112,400 square feet for the entire building.
- (2) 2-story Flex Low-Rise buildings. There are (4) units per building. Each Flex Low-Rise Building is approximately 4,500 square feet per floor, a total of 9,000 square feet per building.
- (2) 3-story Flex Low-Rise Buildings (Walk-Up Buildings). There are (24) total units per building. Each building is approximately 9,500 square feet per floor, a total of 28,500 square feet per building.

In total, we are proposing (138) total units across the (5) buildings.

In addition to the proposed units, we are proposing to provide the following number of parking spaces:

- Surface lot parking: 104 total parking spaces / 98 standard parking spaces and 6 accessible parking spaces. This will be on the privately own development, to be maintained by the Southern Nevada Regional Housing Authority.
- We also propose to provide parallel street parking on all (4) surrounding streets for a total of approximately (71) parking spaces
  - 37 parking will be located on Morgan Ave. and I street, to be privately owned streets.
  - 34 parking will be located on McWilliams and H Street, to remain City of Las Vegas publicly owned streets.

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- In total we are proposing to provide (175) total parking spaces

#### **Variance**

Due to the limited site areas available for Phase 1, we are requesting a variance of the required 32'-0" driveway throat widths to become 28'-0" in width to the first available parking aisle created within the site. This will allow the previously submitted and accepted site design to become reality with the required adjustments necessary for the building sizes created. All other fire lane requirements including turning radii will be adhered to and documented within.

Additionally, we are requesting a variance on Unified Development Code 19.08.110, C.12, a.i.B requiring one landscape island for every six (6) parking stalls. We wish to apply for a maximum of eight (8) stalls within the outside portion of the center parking area to help maximize the number of off-street parking required. With the limited site area, we wish to maximize the amount of parking, while still providing a large area of landscape and green space provided on the full property area.

#### **Incentives**

We wish to follow and observe Additional Floor Height and Building Heights allowed under Unified Development Code 19.17.080. This increase allows us to fulfill the required amount of units on the site as previously accepted and approved within the City of Las Vegas. We also wish to follow the fee reductions and expedited plan review process as listed within Unified Development Code 19.17.090.

This project will follow all the guidelines set forth within Title 19, and all standard amendments & conditions. The building elevations will follow a neutral earth tone palette.

It should be noted that all our dimensions, square footage, etc. are approximate in nature as a survey is underway and will be completed at a later date.

Should you have any questions, please do not hesitate to call.

Sincerely yours,

**ROSEMAN & ASSOCIATES, P.C.**

Erin Morris

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