



City of Las Vegas  
Planning Development  
495 S. Main Street  
Las Vegas, NV. 89101

April 14, 2025

**Subject:** Justification Letter – Request for Waivers, Exceptions, Variance, and Special Use Permit (SUP) in Conjunction with Site Development Review  
**Project Address:** 800 North Bruce Street  
**APN:** 139-26-701-002

Dear Department of Planning,

I respectfully submit this application for a Site Development Review for the proposed multifamily residential project at 800 North Bruce Street, located at the intersection of North Bruce Street and North Maryland Parkway. This development will provide a much-needed addition of 204 multifamily housing units on 4.5 acres, with a density of 45.3 units per acre. The project is designed to enhance the surrounding community, support workforce housing needs, and align with the city's broader revitalization goals.

Additionally, we are requesting a **Special Use Permit (SUP)** to allow multifamily residential use within the **C-1 (Limited Commercial)** zoning district, in accordance with Title 19 of the Las Vegas Municipal Code. We also request a **Variance (VAR)** to the City's parking requirement, as the proposed 234 on-site spaces represent a strategic reduction based on proximity to transit, multimodal accessibility, and land use compatibility.

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## Multifamily Housing in Downtown Las Vegas

The increasing demand for attainable, high-quality housing in Las Vegas, particularly for the city's growing workforce, underscores the necessity of this project. Downtown has grown economically, but affordable housing hasn't kept up with demand. Our proposed development directly addresses this shortfall by providing one-bedroom and two-bedroom units at price points accessible to working professionals, young families, and service industry employees.

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## National and Local Workforce Housing Needs

Workforce housing has become a pressing issue across the country, particularly in cities experiencing rapid job growth. A lack of attainable rental units leads to increased commute times, financial stress, and diminished quality of life for essential workers. Las Vegas is no exception, with escalating rental prices making it difficult for many employees in sectors such as healthcare, education, hospitality, and public services to live near their workplaces.

Our development will alleviate this strain by increasing the supply of well-designed, conveniently located housing units. The project's proximity to mass transit options and ride-share availability further enhances accessibility and reduces dependency on personal vehicles, making it a sustainable housing solution for the local workforce.

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## Enhancing the Downtown Community

Beyond meeting housing demand, this development will contribute to the revitalization of the downtown area. With Cashman Field and other commercial establishments nearby, an increase in residential density will stimulate local businesses and create a more vibrant, walkable community. More residents in this area will translate to increased economic activity, benefiting retailers, restaurants, and service providers.

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## Thoughtful Design and Compliance – Site Plan Overview

Our design has been developed in alignment with Title 19 requirements wherever feasible, and the following points summarize key site planning and design standards:

- **Lot Frontage:** Harris Avenue is considered the front property line per City standards for corner lots; however, we request a **Waiver** to maintain the

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property's primary address and orientation at 800 N. Bruce Street, Las Vegas, NV 89101.

- **Building Orientation:** While we aim to orient buildings to both street fronts, we request a **Waiver** from this requirement due to site-specific layout considerations.
- **Residential Adjacency:** In accordance with Title 19.08.040(G), buildings adjacent to R-1 zoning to the north, east, and south will observe the 3:1 setback requirement (e.g., 90 feet for a 30-foot-high building).
- **Trash Enclosures:** Will be located at least 50 feet from residential property lines as required.
- **Landscape Buffers & Lot Coverage:** All buffer widths and lot coverage percentages (including buildings and carport shade structures) will be clearly indicated on the site plan.

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## Landscape Plan Compliance

To meet landscape and urban design standards, the project will include:

- An **8-foot landscape buffer** along interior lot lines and **15 feet adjacent to the right-of-way**.
- **24" box trees** placed every 20 linear feet in buffer zones, accompanied by 4 five-gallon shrubs per tree, in compliance with landscape code.
- **Interior Parking Lot Landscaping:** 1 tree per 6 uncovered parking spaces, plus 1 tree at the end of each row of parking.
- **Plant Material Selection:** All planting materials will conform to the **Southern Nevada Regional Plant List**.

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## Parking Variance Request

We are formally requesting a **Variance (VAR) to reduce the required parking** for the multifamily use. The proposed parking plan includes **234 total parking spaces**, which we believe adequately supports the proposed 204-unit development, especially given the availability of public transit, bike infrastructure, and walkable access to local services and employment centers. This reduction is consistent with the City's goals of promoting multimodal transportation and sustainable urban development.

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## Vision for Sustainable Growth

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This proposal reflects a commitment to responsible, inclusive development. The site layout, building massing, and landscape elements were all crafted with sustainability and livability in mind. With reduced but strategically planned parking, shaded outdoor gathering areas, and high-efficiency building systems, this project provides an attractive and practical solution to a critical housing need in the city's core.

I appreciate your consideration and look forward to continuing collaboration with the City of Las Vegas, bringing this important housing project to the Las Vegas community.

**Respectfully submitted**

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