

August 22, 2024

VIA ELECTRONIC UPLOAD

CITY OF LAS VEGAS PLANNING & ZONING
495 S. Main St.
Las Vegas, Nevada 89101

**RE: *Justification Letter – Owens 110, LLC
Minor Site Development Plan Review
APN: 140-29-101-003 (Owens/ Avenue/Lamb Boulevard)***

To Whom It May Concern:

Our Firm represents Owens 110, LLC (the “Applicant”). The Applicant is the owner and developer of property located on the south side of Owens Avenue and just east of Lamb Boulevard, more particularly described as APN: 140-29-101-003 (the “Site”). By way of background, on December 21, 2022, the Las Vegas City Council approved 22-474 (ZON1, VAR1, and DRA1) allowing for the development of a 46-unit multi-family development on the Site.

The Applicant is continuing to finalize developments and has been working with Public Works on modifications to the ingress and egress. As such, the Applicant is requesting the following minor modifications:

- Replace the centralized driveway with right-in, right-out driveway locations on the west and east side of the Site.
- Buildings A1 and A2 are replaced by one Building A. Building A’s footprint, design, and elevations are similar to Building B.
- By combining A1 and A2 buildings into one Building A, the Site is more efficient. As such, the Site can accommodate 8 additional units (4 one-bedroom units and 4 three-bedroom units). The total number of units is now 54.
- The parking has increased from 91 parking spaces to 100 parking spaces.
- Window design is modified.
- Removal of trellises from the buildings.
- Building C’s gym area is increased.
- Mailbox relocated between Building A and Building B.

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24-0468
09/18/2024

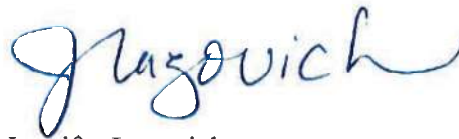
- Parking landscape island width is 5-feet wide.

The above-mentioned modifications make the Site more efficient.

We thank you in advance for your time and consideration of this request. Should you have any questions, please feel free to contact me.

Sincerely,

KAEMPFER CROWELL



Jennifer Lazovich

JL/ajc/amp