

Nov. 08 2023

TO: City of Las Vegas
Public Works Department

PROJECT JUSTIFICATION LETTER

RE: Esparza Multifamily

To whom it may concern.

The reason of this letter is to request the approval of a, Design Review, for 1 Multifamily buildign to be located at the 388 MAYDELLE PL A.P.N. 139-36-110-022. The project will Have 6 units. 2 units will have 2 bedrooms with a dwelling area of 736.63 sqft and 4 units will have 3 bedrooms with a dwelling area of 1020.63 sqft.


There are a total of 12.5 parking spaces required for the project and 13 parking spaces including 1 ADA stalls to the project to avoid the need for a parking waiver. The property has an existing 6 foot CMU wall on the north, east and south side that will not be modified. Landscape has been added in the project in all in the area needed by code. The proposed land use of the property is For a multifamily building in Medium Density Residential (R-3) zoning, which is permitted.

The project presented is compatible with the designated use of the area, in addition to being low intensity, this will not affect the commercial developments adjacent to it, much less the residential ones, since there is no direct access to them and the only access is along Maydelle Pl, in addition to having a landscape around the front of the project to help mitigate the impact, likewise, it will contribute to the economy by generating new spaces to live, as well as the proposed architecture It will increase the added value of the area.

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

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

Sincerely



Edgar D. Montalvo

23-0516
01/28/2024