

May 19, 2021

City of Las Vegas Planning and Zoning
495 S. Main Street
Las Vegas, Nevada 89101



Justification Letter – Seto II Apartments

Seto II Apartments will be a four-level, nine-unit apartment complex located on the corner of Maryland Pkwy. and Bridger Ave. in downtown Las Vegas. Three levels will be allocated to dwelling units, and the fourth (roof) level will provide a roof deck for residents. The complex will include eight, 500 SF one-bedroom units, and one 380 SF studio unit. The roof deck will be 850 SF, for a total occupiable space of 5,230 SF.

The site is located at 304 S. Maryland Parkway, parcel number 139-34-712-116. The 0.16-acre site is zoned R-4 (Apartment Residence District). Seto II Apartments' tallest point is 37'-0" from grade to the top of the elevator parapet.

Resident trash will be collected in the trash enclosure shown on the South West portion of the site. On trash days the sliding gate we be utilized to roll out collection bins into the alley and dumped by republic services.

The proposed project contains three non-complying items – parking deficiency, the North setback and required landscape buffers.

We ask for the following waivers to be considered:

Parking:

We are only providing eight (8) onsite parking spaces of 14 required. However, street parking is available in front of the site along Maryland Parkway. Also, a RCT bus stop is located directly in front of the site. We ask for a waiver for eight (8) onsite parking spaces where 14 parking spaces are required.

Setbacks:

The required setback on the north is 5'. We have illustrated the north portion of the structure to be located on the north property line. We ask for a waiver for a 0' north lot line.

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Landscape Buffers:

- The required East landscape buffer along Maryland Parkway is 10'. The RTC bus stop is located directly in front of the property limiting our space. In lieu of the 10' landscape buffer we propose to add private patios for the first level units.
- The required West landscape buffer along the alley side is 20'. Due to parking requirements we propose to add a maintained tenant parking lot.
- The North and South landscape buffers are 6'. See above request for the north setback. The Southern setback is occupied by guest/resident access from Maryland Parkway to access the vertical circulation in the rear of the structure.

We ask for a waiver to provide zero landscape buffers as outlined above.

Please do not hesitate to contact me at 702.241.9751 if you have any questions or need additional supporting documents.

Respectfully Submitted,



Craig Sean Palacios, NCARB, AIA, LEED AP bd+c
BUNNYFISH studio

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