

4.25.2022

Justification Letter
Golden Retail & Apartment Development Mixed use

City of Las Vegas
Community Development and Services
495 S. Main St.
Las Vegas, NV 89101

To Whom It May Concern

This project is located on North East corner of Mojave and Stewart St. The property is more particular described as Assessor's Parcel Number 139-36-603-001.

The project consists of (3)- three-story buildings (69 units) apartments and retail space that will be located west and north of the existing c-store.

This new apartment development will be a tremendous addition to this area of the City of Las Vegas and its residents.

Given the circumstances of the project, a waiver of perimeter landscape buffer width on west (10' where 15' required) and south (min 5' where 15' required) is requested.

And an exception to allow a reduction of 7 parking lot trees (trees in islands are required every six uncovered spaces and at ends of parking rows) is requested.

The justification for these requests is to enable the project to be economically viable and provide the number of parking spaces required by code. We appreciate the city planners and development services personnel working with our team to get the design to this level of compliance with all the other code requirements.

Thank you in advance for your consideration. We respectfully request approval of our application and project submittal.

Jack Panou

22-0228
05/26/2022