

April 26, 2022

**City of Las Vegas  
Department of Planning**

**Job Address:** 331 North 10<sup>th</sup> Street  
317 North 10<sup>th</sup> Street

**Attention:** City of Las Vegas Planning & Zoning

**RE:** Justification Letter for Application Submittal

Dear Planning & Zoning,

We are requesting the development of a 36-Unit Multi-Family and Low-Income Housing project, to be located on 10<sup>th</sup> St, Las Vegas. The proposal contains one building, outdoor common spaces, and a pool, to create a greater sense of community within. This project meets the City policies and regulations under the LV Unified Development Code for T5-N Neighborhood Zones.

The previously existing driveways located on 10<sup>th</sup> St will be removed and replaced with a single driveway for residents' parking between 10<sup>th</sup> St and the existing alley.

We are requesting waivers as follows:

**Waiver of Development Standard:**

1. Requesting that we have a 24-ft driveway width as measured from face of curb to face of curb where 32-ft is required per Uniform Standard Drawing Clark County Area #222.1
2. Requesting that our Southern Interior-Side setback is 75-ft from building to Property Line (and 10-ft from building to parking lot) where there is a 30-ft max setback requirement.
3. Requesting that the floor to ceiling height of the ground floor is 9-ft where 13-ft is a minimum requirement.
  - a. This project has residential use on the ground floor, thus 13-ft ceilings would be undesirable.
4. Requesting a front and rear access driveway connecting 10<sup>th</sup> St and the existing alleyway.

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**Request vacation of public right of way:**

Along the West side of the site; area adjacent to alley way.

**Provide for Dedication:**

Located at the East and West sides of the site.

After reviewing the justification letter if there are any questions or clarification needed, please feel free to contact me directly.

Respectfully,

Barry Greene, Architect  
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