



Date: 10-18-2022

City of Las Vegas
Planning Department
495 South Main Street
Las Vegas, Nevada 89101

Re: 1226 South 3rd Street Parking Lot PRJ 22-0350

Courey Stewart:

We are remodeling a building located at 1226 South 3rd Street which will be the future home to an architect, office tenant, and food and beverage tenant. The building located at 1214 South 3rd Street, which is just to the north of this property, has been torn down to clear the path for a parking lot to serve the employees of the building at 1226 South 3rd Street.

You will see that the parking lot is on a narrow lot like many others that have been approved downtown in the 18B Arts District. We are seeking a variance for not meeting the parking lot standards and stall dimensions as outlined in Title 19.08. We are providing trees along the 3rd Street frontage and along the alley of the new northern parking lot however we still lack the required trees along the perimeter and interior of the parking lot. The existing parking lot to the south of the building will remain with new striping adding ADA stalls.

The project will require new above ground backflow devices for the water and fire sprinkler systems however we are requesting a variance for these not being screened from the public right of way.

We would respectfully request your approval and the planning commissions approval on these matters. If you have any questions please feel free to contact Mark Mobley.

Sincerely,

Mark Mobley
Trinity Haven Development, LLC
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(210) 364-6417

22-0350
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