

July 21, 2022

City of Las Vegas Planning Department  
495 S. Main St,  
Las Vegas, NV 89101

Justification Letter

Dear City of Las Vegas Planning,

The site located at 524 N 7<sup>th</sup> St, Las Vegas, NV 89101 (APN:139-34-512-042) on a very odd shaped lot is currently zoned for R-4 (Apartment Residence District) our client would like to pursue this zoning designation and construct new apartments on the site. Please see our submittal for 8 one bedroom apartments with 1 corresponding parking spot for each apartment. The current design depicts one half of the building being 2 story construction similar to other nearby apartments, while the other half is a 3 story construction with ground level covered parking under 2 stories of apartments. The under building parking was included to help minimize the wasted space on the small and weirdly shaped corner lot. The remaining parking consists of an accessible parking space within the site and 3 additional alley parking spaces similar to existing parking on nearby property in the alley. The first story apartments have street side access while all other entrances will be accessible from the shown stairs and walkway. The preliminary landscaping layout also displays a large amount of vegetation to help provide the site with additional sustainability. The client has also indicated that they would like to install many solar panels on the roofs of the apartments. With this being the case we would like for the exterior parking to be covered and include additional solar panels on top of the structure. We are also requesting that solar panels on the highest roof be installed up to 3' above the maximum building height of 35'.

As this site is included in the Downtown Las Vegas Overlay District, you are undoubtedly aware that this location is subject to waivers of the standard requirements. During our initial meeting with planning it was indicated that a few items be addressed prior to submission. These items have been addressed in the submitted plans and documents. At this initial meeting it was also indicated that some of the site may need to be dedicated to a future widening of Bonanza, after the meeting we reached out to the City Surveyor for more information and he indicated that there was no plan to widen Bonanza, no space was dedicated in this submission as a result. Additionally, it was indicated that some requirements may be addressed using waivers during this process. We will be requesting waivers for Parking, potentially building setbacks/easements if applicable, and for installing solar panels above the final building height of 35'. Other necessary waivers based on this submission will also be discussed and filed in the future.

Please take note of the above information and our other submitted documents. With that information in mind we would like to work with you to achieve a site and building layout that works for both Downtown Las Vegas and our client.

Submitted on behalf of Mackenzie Hall.

Respectfully,

Tyler Marwitz  
SSA Architecture, Small Studio Associates, LLC  
See submitted Authorization of Agent

