

October 19, 2022

**VIA UPLOAD**

City of Las Vegas  
PLANNING & DEVELOPMENT DEPARTMENT  
495 S. Main Street  
Las Vegas, NV 89101

**Re: Justification Letter – Owens 110, LLC  
Zone Change, Site Development Plan Review, and Variance to Reduce  
Residential Adjacency Setback  
APN: 140-29-101-003 (Owens/ Avenue/Lamb Boulevard)**

To Whom It May Concern:

Our Firm represents Owens 110, LLC (the “Applicant”) with respect to a request for a zone change and site development plan review for property located on the south side of Owens Avenue and just east of Lamb Boulevard, more particularly described as APN: 140-29-101-003 (the “Site”). The Site is approximately 2.41 acres. The Applicant is requesting to develop a multi-family project.

By way of background, the Site is currently a mobile home park. There are a total 15 spaces: 3 vacant spaces, 2 spaces owned by the mobile home park, and 10 spaces owned by the tenant. The mobile home park will continue to operate as a mobile home park during the entitlement process. The Applicant understands that it must abide by NRS 118A and 118B when Applicant closed the mobile home park to begin development on the proposed multi-family project.

**ZONE CHANGE**

The Applicant is seeking a conforming zone change from R-MHP to R-3. Since the Site’s general plan designation is Medium Density Residential (M), a zone change to R-3 is allowed zoning district in the M general plan. Therefore, the zone change to R-3 conforms to the general plan. In addition to conformance to the plan, a zone change to R-3 is compatible and appropriate with surrounding area for the following reasons:

- Owens Avenue is a major arterial. The proposed multi-family development is good buffer between Owens Avenue and the R-CL single family residential homes to the south.

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10/19/2022

- On and near the southwest corner of Owens Avenue and Lamb Boulevard are existing multi-family developments with densities of approximately 18 units/acre and 16 units/acre.

### **SITE DEVELOPMENT PLAN REVIEW**

The Applicant is proposing to develop a multi-family development consisting of a 48-units. The unit mix is as follows: 8 one-bedroom units, 32 two-bedroom units, and 8 three-bedroom units. Importantly, the Site is meeting parking by providing 98 parking spaces where 96 parking spaces are required. Additionally, the Site is meeting all landscaping, setbacks, and opens space requirements of Title 19.

Access to the Site will be off of Owens Avenue. There will be a drive aisle around the entire Site providing for ideal on-site circulation. There Applicant is proposing 3-multi-family buildings. Building A will be located along Owens Avenue with Buildings B and C behind Building A. Each building is 2-stories and approximately 26-feet in height. All three buildings meet the setback requirement to the single-family residential to the east and south.

With respect to the elevations, the multi-family buildings will be enhanced by a spectrum of colors. Likewise, the elevations show enhanced articulation to break up a monolithic look as well as providing enhanced finishes such as stucco trim, pop outs, and varying roofline. Also, the Site will provide outdoor amenities such as a tot lot and fitness area as well as a meandering paseo between Buildings B and C.

### **VARIANCE TO REDUCE RESIDENTIAL ADJACENCY SETBACK**

The Applicant is also requesting a slight reduction to the residential adjacency setback for the building along the east property line. The building is 58-feet from the property line where 78-feet is required. The Applicant had to revised the site plan to accommodate revisions requested by public works and the fire department to align the Site's entrance with the elementary school's entrance on the other side of Owens Avenue.

We thank you in advance for your time and consideration of this request. Should you have any questions, please feel free to contact me.

Sincerely,

KAEMPFER CROWELL



Anthony J. Celeste

AJC/