

**KAEMPFER**

**CROWELL**

ATTORNEYS AT LAW

LAS VEGAS OFFICE

JENNIFER LAZOVICH

[jlazovich@kcnylaw.com](mailto:jlazovich@kcnylaw.com)

702.792.7050

LAS VEGAS OFFICE  
1980 Festival Plaza Drive  
Suite 650  
Las Vegas, NV 89135  
Tel: 702.792.7000  
Fax: 702.796.7181

RENO OFFICE  
50 West Liberty Street  
Suite 200  
Reno, NV 89501  
Tel: 775.852.8900  
Fax: 775.329.2011

CARSON CITY OFFICE  
510 West Fourth Street  
Carson City, NV 89703  
Tel: 775.884.8300  
Fax: 775.882.0257

August 18, 2022

**VIA UPLOAD**

Mr. Peter Lowenstein  
CITY OF LAS VEGAS PLANNING & DEVELOPMENT  
333 N. Rancho Drive  
Las Vegas, NV 89106

***Re: Justification Letter – Vegas Rising***

Dear Mr. Lowenstein:

Please be advised, this firm represents the applicant with respect to the below described applications (the “Applicant”). The proposed project is an urban infill mixed use development which will revitalize the property and bring new residential units and commercial uses to the area. The working name for the project is Vegas Rising.

The property is approximately 21.7 gross acres and is bounded on the north by Wilmington Way; to the south by existing office warehouse uses; to the east by Wyandotte Street and to the west by Richfield Boulevard (the “Site”). The Site is currently zoned R-1 and has 110 vacant residential lots. There is small portion of C-1 zoned property that is also part of the Site (it is a portion of the southeast corner of assessor’s parcel number APN- 162-08-610-104.)

**General Plan Amendment**

In coordination with the City of Las Vegas, an application for a General Plan Amendment (GPA) to General Commercial is being submitted.

**Zone Change**

The Applicant is seeking a zone change from R-1 and C-1 to C-2 to allow for the mixed use project. This zone change is appropriate given the revitalization of the Site to include commercial and residential uses. In addition, the proximity of the Site to Palace Station which has been recently renovated and to I-15 makes the property uniquely situated for redevelopment. The Site is located in the Redevelopment Area.

**Special Use Permit for Mixed Use Project**

The Applicant is seeking a special use permit for a mixed use project in a C-2 zone. The Site will have a mixture of 1,341 multi-family residential units and up to 60,000 square feet of commercial uses. The commercial uses will mostly be located on the east side of the Site, adjacent to Wyandotte Way. Additional commercial uses may be at the base of other multi-family buildings which are interior to the Site. For all buildings, commercial and residential uses are allowed on any floor.

### **Special Use Permit for Encroachment into Airspace Overlay**

The Applicant is seeking a special use permit to allow buildings to encroach into the Airspace Overlay. The maximum height of the buildings on the Site will be 200 feet. The height of the proposed buildings will transition from 50 feet along the east side of the Site to a maximum height of 200 feet on the west side adjacent to Wyandotte Way. The height of the buildings on the interior of the Site will vary.

### **Tentative Map**

This tentative map is being prepared in support of mapping the proposed Vegas Rising Project as a 4-lot commercial subdivision. The project is currently going through the City of Las Vegas' Development Agreement and General Plan Amendment processes. The project will conform to the requirements established through the Development Agreement.

### **Development Agreement**

Along with the land use applications associated with Vegas Rising, the Applicant has worked with the City of Las Vegas on a Development Agreement and Development Standards for the Site. The Development Agreement allows for a maximum of 1,341 units. Density will vary across the Site but the maximum density will be 71.8 du/ac. The Applicant has taken care to buffer the existing homes on the west side of Richfield Boulevard with limited height of buildings (50') and a forty foot (40') wide landscape buffer. The landscape buffer does not include the existing attached sidewalk adjacent to Richfield Boulevard. Within the landscape buffer will be an eight foot (8') wide meandering trail with thirty two feet (32') of landscaping split on either side of the meandering trail. The landscaping will include 36 inch box trees. Wilmington Way will have a ten foot (10') wide landscape buffer not including the attached 5 foot side sidewalk. The landscape buffer will have 36 inch box trees. The streetscape along Wyandotte Way and all internal streets will include an amenity zone to contain planter boxes with box inch trees and shrubbery as well as a detached sidewalk.

The Applicant has submitted a phasing plan with the Development Agreement. The phasing of the project will start on the east side of the Site to buffer the homes west of Richfield Boulevard and then will transition east.

22-0450  
08/18/2022**Summary**

The Applicant has submitted a thoughtfully designed project to include buffers to the existing homes west of Richfield Boulevard with more intensity as the project develops to the west and closer to I-15. The proposed project will provide much needed housing and commercial amenities to future and existing residents. Vegas Rising will be a transformative development and will spur additional redevelopment of adjacent parcels. In addition, Vegas Rising will continue the innovative trend set by AREA15 to the south.

Thank you for the consideration of these applications.

Very truly yours,

**KAEMPFER CROWELL**



Jennifer Lazovich

JJL/jmd



22-0450  
08/18/2022

August 11, 2022

City of Las Vegas - Planning Department  
495 S Main Street  
Las Vegas, NV 89101

**RE:    *Vegas Rising – Vacation Request Justification Letter***

This right-of-way vacation letter is being prepared in support of the proposed Vegas Rising project. The project is currently going through the City of Las Vegas' Development Agreement and General Plan Amendment processes. The vacated roadways are all located within the project boundary. The project will conform to the requirements established through the Development Agreement.

Please contact me at (702) 862-3608 or [thomas.ackeret@kimley-horn.com](mailto:thomas.ackeret@kimley-horn.com) should you have any questions or need any clarifications.

Sincerely,

A handwritten signature in blue ink, appearing to read 'T. Ackeret', written over a light blue circular stamp.

Thomas Ackeret P.E., PTOE