



September 23, 2022

City of Las Vegas Department of Planning
333 N. Rancho Drive
Las Vegas, Nevada

Re: Planning Justification Letter APN:13934410198

Issue:

The property owner intends to convert an existing commercial building into a new 7 room motel at 820 S. 6th Street in Las Vegas Nevada. The project will include new masonry walls at the perimeter to help provide visual and physical security. Minimal space is existing for parking on site.

Information:

The building is a single story, 60-year-old, 2,600 sf structure that sits on 0.16 acres. The motel will have 7 guestrooms, each 300sf with kitchenettes and separate mechanical units. A new 8ft masonry wall will be erected at the property line perimeter. The wall will decrease in size to 5ft tall when 10ft from the 6th Street property line, as required. The motel tenants will gain access to their guestrooms via an application on their mobile phones. No human contact will be necessary at the motel and so no employees or staff will be required. A small storage room will be incorporated into the structure for janitorial supplies, data equipment, and water heater.

Findings:

The proposed development is compatible with the adjacent uses in the area. The OYO Gateway Motel on Las Vegas Blvd. and Charleston Blvd., the City Center Motel on Fremont St. and 7th St., and the Super 8 by Wyndham on Las Vegas Blvd. and Park Paseo are very close in proximity. Additionally, there are a multitude of hotels with similar uses on Fremont St and the Downtown Las Vegas vicinity which is only a few blocks away from our project. Downtown development requirements should allow 3 parking spaces in lieu of the 7 typically required and all other design development requirements will be met including site access and circulation. The building materials will be consistent with the building use and will be aesthetically pleasing in appearance. In addition, the landscaping will be appropriate and help to enhance the building's presence.

Sincerely,
Lance Berrey, RA

A handwritten signature in black ink, appearing to read "Lance Berrey", with a stylized flourish at the end.

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