



January 6, 2023

City of Las Vegas

Planning and Development Department

**Subject:** Parking, Landscape, and Turf Coverage Waiver for 638 N 9<sup>th</sup> St., Las Vegas, NV 89101

**Application #22-0675**

To whom it may concern:

This letter shall act to document the justification request for a Parking Waiver, Landscape Waiver, and Turf Coverage Waiver, and Parking Variance for the above referenced property.

**Issue:** We are requesting a waiver to the Permissible use Requirements. The current property is vacant land zoned R3, Mixed use. We intend to use the property to build an 8 plex apartment building. We would like to reduce the parking space requirements from 12 spaces to 6 spaces. We would also like to request a variance to the design of parking areas requesting permission to back out of parking spaces located at the front of the building on 9<sup>th</sup> street.. All adjacent properties allow backing into abutting streets. This property is within 300 feet of Bonanza Road with mass transit available for transportation. Also, within ¼ mile of the Fremont East District.

We are requesting a Waiver to the landscape standards from 5 feet to 3 feet on the North and South ends of the property; from 10 feet to 7feet 9.5 inches on the East end of the property; and from 10 feet to 3 feet on the West end of the property. Our total landscape design consists of 1150 square feet.

We are requesting a Waiver of turf coverage from 30% to 0% of landscapable area.

**Information:**

- Western Trades Construction LLC, and Square Trade Holdings, LLC, Owner, are owned and operated by Dave Walnum. Our focus is to build affordable housing to meet the needs of our growing community. We have recently purchased multiple lots and are building new multi-family homes, single family home and town homes throughout the Las Vegas area. We have specifically chosen these infill lots to support the communities and assist in the revitalization of these areas.
- Western Trades Construction LLC is a licensed contractor, B-2# 73190, and has been in business for 10 years.

**Findings:**

- The requested change is compatible with the existing adjacent land use designations.
- The requested change is compatablie with the existing zoning of R3.

Thank you for taking the time to review our request.

Sincerely,

*Dave Walnum*

Dave Walnum

Square Trade Holdings, LLC

