

KAEMPFER

CROWELL

ATTORNEYS AT LAW
LAS VEGAS OFFICE

LEXA D. GREEN
Lgreen@kcnvlaw.com
702.792-7000

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 700
Reno, NV 89501
Tel: 775.252.9000
Fax: 775.252.9011

CARSON CITY OFFICE
510 West Fourth Street
Carson City, NV 89703
Tel: 775.884.8800
Fax: 775.882.2257

January 13, 2023

VIA ELECTRONIC UPLOAD

CITY OF LAS VEGAS
495 S. Main Street
Las Vegas, NV 89101

***Re: Justification Letter – Variance to Reduce Parking and Site Plan
Review for Reconfiguration of Entrance***

To Whom It May Concern:

Please be advised, this firm represents Banner Centennial Hills, LLC. (the “Applicant”). The Applicant is requesting a parking reduction for a previously approved multi-family residential development, located at the northwest corner of Durango Drive and Grand Montecito Parkway, more particularly identified as APN: 125-29-512-015 (the “Site”). The Site is approximately 8.8 gross acres.

On February 16, 2022, the City Council approved applications 21-0764-MOD1, 21-0764-VAR1, 21-0764-SUP1 and 21-0764-SDR1, which included a parking variance. The Applicant is now requesting a minor reduction to the already approved parking variance.

The Applicant is requesting a variance to allow 392 spaces where the Applicant was previously approved for 404 parking spaces. This is less than a 3% request for a parking reduction. The multi-family development will consist of 264 units, all of which are one or two-bedroom units. With that, demand for parking is not as great. The Applicant believes based on statistical data from their current projects and the Institute of Transportation Engineers Parking Generation Manual, 5th Edition, that 392 parking spaces is sufficient to meet the needs of future residents. The Applicant has also entered into a shared parking agreement with the adjacent commercial development, should additional parking be required. Lastly, as part of the original application in early 2022, the Applicant commissioned a parking study and the results of that study concluded that the parking demand for a project of this size would only require 346 parking spaces on the weekdays and 322 parking spaces on the weekends.

The Applicant has been working with various City departments and as a result of comments regarding radius and driveway widths from the Fire Department, they have reconfigured the entrance of the development. As a result of addressing Fire’s comments, a site plan amendment is being requested.

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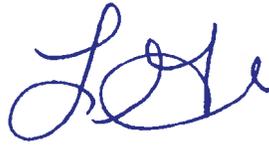
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Thank you in advance for your time and consideration regarding this application. Please feel free to contact me should you have any questions or concerns.

Sincerely,



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