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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, 5<sup>th</sup> 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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City of Las Vegas  
December 15, 2022  
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23-0027  
01/13/2023

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,

A handwritten signature in blue ink, appearing to be "L. Crowell", written in a cursive style.

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