

BRESLIN BUILDERS

DESIGN-BUILD GENERAL CONTRACTOR

Updated December 14, 2022

City of Las Vegas Planning Department
495 S. Main St.
Las Vegas, NV 89101

Re: 8th and Bonneville Apartments
22-0592 - Justification Letter

To Whom It May Concern:

On behalf of the owners, we respectfully request approval for a new 113-unit multi-family apartment project to be constructed on the southeast corner of Eighth Street and Bonneville Avenue in downtown Las Vegas, 607 S. 8th Street. The project will be located on two parcels, APN 139-34-801-016 and 139-34-810-122 (the parcels will be combined via a required mapping process).

The existing northern parcel is currently zoned C-1. The southern parcel is zoned R-1. A **Zone Change** for the southern parcel will be required (R-1 to C-1 matching the northern parcel), as will a **Special Use Permit** for the project due to the resulting C-1 zoning. Multi-family is a conditional use in C-1 with mixed-use (Title 19.12.070), however, this project is proposing only multi-family uses (no retail due to the location with the downtown area). This is in addition to the standard **Site Development Plan Review** required by Title 19.

The project will have a two-story podium level of Type I construction with four levels of Type V construction above. The ground and second levels consist of enclosed secure garage areas, two-story loft units, a leasing office area, and a lobby entrance. Other utilities and support rooms are included on the main level. The upper four floors will have a variety of unit types including micro-units, studio units, one-bedroom units, and two-bedroom units. The fourth and fifth levels also have various amenities, including a fitness center, indoor gathering, outdoor gathering, and various seating areas. We do not anticipate the project to be a mid-rise structure with the highest occupiable floor under the 55-foot height requirement.

The building exterior finishes will be a combination of exposed decorative CMU block (main level, stairs, and elevator shaft), painted stucco surfaces, metal railings (balconies and Juliet), and decorative metal

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rooftop mechanical screening. A mixture of color surfaces and reveals will add interest to the façade. Other materials include an aluminum storefront system at the main entrance and office areas and at the amenity areas.

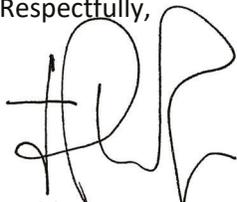
A total of 73 parking stalls have been provided within the secure multi-level parking garage. As this project is within the downtown area, parking requirements are not applied per Title 19 allowances. Per standard Title 19.12.070 requirements, a total of 167 stalls (166.08 stalls) would be required (43.71% provided). Off-site parking is available in the area and this reduction is consistent with other multi-family projects approved in the downtown area.

As the parcels are (or are anticipated to be) zoned C-1 (19.08.070 C-1), **several waivers** are requested to maximize the development opportunities and provide needed downtown residential opportunities. Consistent with other similar multi-family projects approved and constructed in the downtown area, we request a waiver for building setbacks (0 feet where 10 feet is required for the front yard and corner side yard, 4 feet where 20 feet is required for the rear yard setback), lot coverage (85.5% where 50% is allowed), and residential adjacency building height due to adjacent existing R-1 zoning (most surrounding parcels are C-1, P-O, or P-R). Additionally, a waiver allowing the southern parcel to be rezoned C-1 is required, as the current width is less than 100 feet as required by Title 19 (50 feet is provided). This parcel will be combined with the northern parcel to create one large parcel for the entire project.

We find that the proposed project is consistent with the existing facilities and uses in the surrounding area and consistent with the current C-1 zoning in place (or is being requested). The proposed project will not adversely affect the surrounding uses or facilities and will provide additional new multi-family units and living options within the downtown area.

Should additional information be needed, or other questions arise, please feel free to contact me at (702) 798-3977, mobile at (702) 234-5159, or tmcbrayer@breslinbuilders.com.

Respectfully,



Todd McBrayer, LEED AP
Preconstruction | Design | PM

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