

## SUZANA RUTAR, Architect Ltd.,

A Professional Corporation  
Registered in NV, AZ, CO & UT

February 8, 2023

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

Re: Site Development Plan review  
Justification Letter  
Parcel #: 139-35-211-001  
Address: 314 N. 9<sup>th</sup> Street., Las Vegas, NV 89101

To Whom It May Concern:

This is a justification letter for the above referenced property. The above referenced property is located in a T5 Neighborhood Zoning Classification with Planned Land Use of INCORP (Incorporated Clark County) between Stewart Avenue and US 95. The lot is 0.20 acre 8712 s.f.) which we are proposing to develop with (2) new 3-story apartment buildings with (20) 1-bedroom apartment units (10 apartment units per building) with a common open area courtyard connecting the two buildings. The first floor of each building will house (4) single story 1-bedroom units and 2<sup>nd</sup> second floor will house (6) 2 story loft 1-bedroom units.

Currently we are requesting a Site Development Plan Review for this development as described above and the following waivers:

- (1) A Waiver is requested to allow Main Body Depth of 56 Feet where 50 feet is maximum allowed. The extra 6 feet in depth is required to provide an interior hallway and the 2<sup>nd</sup> floor stairs access to all the units.
- (2) A Waiver is requested to allow no pedestrian access to the building from a thoroughfare or courtyard where such is required. The access is provided through a gate that leads to an the buildings and an enclosed courtyard from 9<sup>th</sup> street and from the alley. The security access gates are provided for tenants' security.
- (3) A Waiver is requested to allow no pedestrian access from 9<sup>th</sup> street where such is required. The pedestrian access is provided from 9<sup>th</sup> street as well as the alley through a security gate on the south side of the building frontage.
- (4) A parking Waiver is requested to allow 3 parking spaces where 12 are the minimum required. The Owners do not anticipate the reduced parking to be a problem because many daily activities are available within walking distance. We are also providing 6 bicycle parking where 3 are required.

22-0718  
02/08/2023

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Thank you for your consideration of this request. If you have any questions or if you require additional information, please contact Suzana Rutar at 702-263-6176 or email at [Suzana@SRutar.com](mailto:Suzana@SRutar.com).

Sincerely,

**SUZANA RUTAR Architect, Ltd.,**

A Professional Corporation



Suzana Rutar, RA, CSI, NCARB  
Principal Architect

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