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DEPARTMENT OF PUBLIC WORKS
CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

OFFICE 702.229.6535

FAX 702.384.4846

TDD 702.386.9108

www.lasvegasnevada.gov

July 30, 2009 (Revised August 12, 2009)

City of Las Vegas
Department of Planning and Development
731 S. Fourth St.
Las Vegas, NV 89101

Attn: Current Planning:

Re: Justification Letter
Site Development Review – Existing 400/500 S. Main Street
A.P.N. 139-34-201-019 & 139-34-201-009, Approximately 1.92 acres

The applicant, the City of Las Vegas, intends to construct a parking structure on parcels A.P.N. 139-34-201-019 & 139-34-201-009 in order to provide parking for the proposed new City Hall facility to be located at 495 S. Main Street. This Site Development Review is related to a proposed zoning reclassification of these parcels. The two parcels will be remapped as a single parcel in order to allow construction of the parking structure, upon transfer of ownership of this parcel to the City of Las Vegas. The proposed new zoning classification is C-2.

These parcels are within the Office Core District of the Downtown Centennial Plan. The most recent Planning action related to the development of these parcels was by reference from SDR-31749 (new City Hall Office Building), Conditions of Approval (1-21-2009) reference to off-site parking. Construction of the parking structure is also a condition the City Hall building permit issuance, requiring construction of the garage to be complete prior to issuance of the new City Hall's Certificate of Occupancy.

In support of our application the following is presented:

-Parking structures are a permitted use under the proposed C-2 zoning, as well as the current zoning for these parcels per the City of Las Vegas Zoning Ordianance Chapter 19.04, and complies with and supports the objectives of the General Plan.
-The parking structure will help promote redevelopment of the Office Core District.
-The parking structure will adhere to the requirements of the Office Core District and the Downtown Centennial Special Area Plan.
-The parking structure will enable conditions of SDR-31749 to be met.

A waiver of the Downtown Centennial Plan Development Standards regarding non-compatible exterior walls is requested.

If you have any questions, please contact me at 229-1045.

Michael J. Vlaovich, AIA
Architectural Project Manager, City of Las Vegas Public Works
229-1045 (fax) 464-5701

ZON-35383
09/10/09 PC
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