

JUSTIFICATION LETTER

Zone Change to R-3
and Site Development Plan Review for
Silver Sky Senior Apartments

APN 138-28-401-015, 5.00-acres

The proposed R-3 zoning is presented as 125-units for Senior Living, situated on a 5.00-acres site. Nine 2-story buildings are situated around a 100 feet wide Nevada Power Company Easement that traverses the site from southwest to northeast. The density requested is a Conforming Zone Change and fits in with adjacent developments.

The setbacks of 20-feet along the front and rear property lines; and the 10-feet setbacks along the side property lines are in conformance with existing zoning criteria. The open space requirement is 40% of gross acreage, which calculates as 2.00-acres. This project is providing over 3.00-acres of open space which even exceeds the RPD standards for open space.

Access into the site off Silver Sky Drive is in conformance with City Public Works criteria for gated communities. This is the only point for ingress/egress to the project.

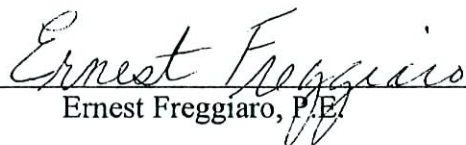
This property was acquired through a BLM Land Sale and was a supplemental parcel to the City Park on the north side of Summerlin Parkway.

No Variances are being requested as part of this conforming application.

We are providing grade level parking and will have 2-stories of living space for Senior Apartment dwellers. The 100-feet wide NPC Easement is a severe development constraint on this site. We feel that the pleasing Site Plan and architectural facades will provide a welcome addition for the neighborhood on this in-fill project.

This development will maintain property values in the area and will be a positive addition to the neighborhood.

Respectfully submitted:


Ernest Freggiaro, P.E.**ZON-13867
SDR-13866
07-13-06 PC**