

08/14/06

City of Las Vegas

Re: Justification Letter for project located SW of Harris and Paniflow
APN 139-25-410-019, 021, 023, 024, 025

Andy Reed:

The following information is to serve as justification for this project:

Name of proposed project: Paniflow Apartments

Explanation of intent: This Design Review is being submitted for a new apartment complex on said property designed to produce an environment of stable and desirable character consistent with the objectives of Title 19 and existing apartment buildings in the vicinity. The property is adjacent to R-E zoning to the South and West and M zoned propoerty to the North and East. Landscaping will meet conditions identified in Title 19. The apartment building height will be approximately 26'-6" above the finish floor. Exterior finish materials will include sand finish stucco and concrete tile roofing. Lighting fixtures will accent the building and building-mounted lighting will be illuminate the parking areas. No monument signage will be submitted for approval at this time.

These will be the only buildings to be developed on the property, this project will require a zone change from R-E to R-3 . We are requesting a reduction in setback requirements on the East and West sides as well as landscaping reduction. See site plan for parking analysis.

Total acreage: 1.69 acres of site area.
Total number of lots: (5) five lots, (7) seven buildings.

Sincerely,

Sheldon Colen
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