



September 18, 2006

City of Las Vegas
Comprehensive Planning Department
Current Planning Division
731 South Fourth Street
Las Vegas, NV 89101

RE: REQUEST FOR SITE DEVELOPMENT PLAN REVIEW
APN: 163-01-102-038
Desert Shadows – Condo Conversion

City Staff,

On behalf of Signature Homes, Orion Engineering and Surveying is submitting Site Development Plan Review for an exiting apartment complex to propose a +/-8.04 gross acre condo conversion development generally located of W. Charleston Boulevard and S. Jones Blvd within Ward 1 of the City of Las Vegas, Nevada.

SITE PLAN REVIEW FOR 192 UNITS

The applicant seeks approval of a Site Plan Review for 192 multi-family units - **CONDO CONVERSION**. The project includes 8 multi-family residential buildings having 18 units per building that are 3-story having a maximum building height of approximately 31.8 feet. There are three specific building types; Building "I" is approximately 836 sq. ft. that will include 1 bedroom units and Buildings "II & III" are approximately 1,156 sq. ft. that will include 2 bedroom units. All units will have private covered patio and storage areas. These buildings will feature a modern color scheme with light grey tile roofs and light to dark Fascia stucco exteriors. The three story building concept allows the lot coverage of the site to be lowered to approximately 15 percent. This allows more common open space for recreational amenities and on-site parking. In addition, this project will feature 181 covered parking spaces, 9 ADA spaces and 38 garage spaces with 326 spaces being provided for the entire site.

It is our opinion that project will meet or exceed the objectives of urban growth in a planned, orderly manner to encourage high quality development and to create a cost effective urban development pattern. Therefore, this request will be consistent with the goals, objectives and policies of the City's Comprehensive Plan and Title 19 of the Zoning Ordinance.

Should you require any additional information feel free to call our office at 739-5921.

Sincerely,

A handwritten signature in black ink, appearing to read "Aimee Ignatowicz", is written over a large, stylized, looped signature that also appears to be "Aimee Ignatowicz".

Aimee Ignatowicz
Assistant Planner

SDR-16919
11/02/06 PC