



January 22, 2007

City of Las Vegas
Planning and Zoning Department
731 Fourth Avenue
Las Vegas, NV 89100

**Re: LETTER OF INTENT FOR SITE DESIGN REVIEW
AND A WAIVER OF DEVELOPMENT STANDARDS
APN 139-26-508-016**

The purpose of this letter is to request a Site Design Review and a Waiver of Development Standards, on behalf of the owner, for a proposed multifamily development located at the northeast corner of 23rd Street and Searless Ave, Assessor's Parcel Numbers 139-26-508-016.

The property is zoned Multi-Family Residential R-3. The provided 21.3 units per acre is consistent with R-3 zoning designation.

The properties to the east are developed commercial properties. The properties north on the subject site are currently undeveloped. The property is bordered by 23rd Street to the west, and Searless Avenue to the South, which are fully improved public streets.

The proposed development consists of 12 fourplexes and 2 duplexes, two stories high. Said carports will follow the same design theme as the main structure. Trash enclosures will be screened from public rights-of way. All elevations have architectural detailing around the windows and doors.

A 15-foot landscaping area, including the sidewalk has been provided along the public streets.

Along with the site design review, we respectfully request the following waiver of development standards:

Waiver of Landscape Fingers

Twenty foot minimum, easily accessible outdoor living areas are provided behind and between the buildings for daily recreational use. Also landscape buffer is provided along the public streets, which will enhance the overall appearance not only of the proposed development, but that of the adjacent properties.


**SDR-19352
03/22/07 PC**

The proposed site plan will not be detrimental to the health, safety or welfare of the community, nor will cause traffic congestion. It will increase the value of the surrounding properties. It is in harmony with the purposes and intent of Title 19.

The owner estimates to start construction upon approval of this application and the following approval of the subsequent items such as, but not limited to, hydraulogy study, traffic stydy, utility analysis and off-site improvement plans for the proposed residential development. Architectural constructiuon documents and plans will be started and a building permit applied for. As those are completed, the actual construction can commence. The time frame for this phase is approximately 12 months.

If you require further information, please feel free to contact me at (702) 363-5242.

Sincerely,



Petya Balova, P.E.

SDR-19352
03/22/07 PC