DRC

Development Resource Consultants, Inc.

Civil Engineering • Land Surveying • Land Planning

February 6, 2007

City of Las Vegas
700 S. 4th Street
Las Vegas, NV 89155

Attention: Doug Rankin
Planning Supervisor

Regarding: Justification Letter for Site Design Review, Re-Zoning and Variance Jones and Cheyenne / APN #138-13-101-006

On behalf of our client, TCR Southwest Properties Inc., DRC Engineering would like to submit a request for a Site Design Review and Variance for an increase in building height on approximately 6.30 +/- acres of land generally located on the southeast corner of Jones Boulevard and Cheyenne Avenue.

The site plan and building types have been changed from what was previously approved however, the key elements of density and open space conforms to the previously approved site plan. Because of a change in the unit mix, the parking requirement is less than what was previously approved but still meets the City's code requirement.

Project Description

The proposed project shall consist of 161 3-story units on a 6.30 +/- acre parcel of land. Directly to the north is an existing Rite-Aid. Across Cheyenne Ave is currently zoned C-1, to the west is C-1 to the south is RPD-25 and to the east is a County island zoned R-E.

Variance

We are proposing 161 3-story units with 68,875 sq ft of open space. Increasing the building height to 40 feet allows the flexibility of the building layout which now gives you more open space and amenities.

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ANAHEIM HILLS ONTARIO LAS VEGAS VALENCIA CORONA

Specific Variance requests are listed below.

Nature of Request	Proposed Standard	City Standard
Increase building height	40'	35' or 2 stories

Please call me if you should have any questions or require additional information.

Sincerely,

DRC ENGINEERING

Jolene Granberg
Senior Project Coordinator

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