

jma

April 9, 2007

City of Las Vegas
Development Services Center
731 South Fourth Street
Las Vegas, NV 89101

Re: APN # 138-10-301-018
Justification Letter
JMA Project # 2006219

Dear Sir or Madam:

Please accept this as the required justification letter for the "Silver Hills Health Care Center Addition".

We are respectfully requesting the following applications:

1. General Plan Amendment (from R to M)
 2. Re-Zone (from U(R) to R-3)
 3. Special Use Permit (for use)
 4. Site Development Plan Review
 - Waiver for the 15 ft. side landscape buffer along right of way we are matching existing at 10 ft.
 - Deviation to standard drawing 222A of throat depth. (The throat depth requirements are excessive for a convalescent care use versus a commercial site and are based on parking calculations. There will be significantly less traffic than a commercial development and traffic will not be backed up at the driveway entries. The project is over parked at 146 parking spaces provided, where 58 parking spaces is the requirement).
 5. Variance
 - For "proximity slope"
 - The existing nursing home already is situated adjacent to the one of the two existing residential lots.
 - The new addition would have to match the existing condition at the south end of the project for approximately half of the second residential lot.
 - Where a 54' setback is required the existing building is at a 30' setback, a difference of 24'.
- A. The proposed project consists of a single story, Type V, 17,466 SF addition which will house thirty-six (36) additional nursing beds which will total 154 beds when combined with the existing facility (118). The construction of the addition will be identical to that of the existing facility.
 - B. The property is currently zoned U-R, undeveloped / rural. We respectfully request to amend the zoning to R-3. The adjacent properties are U (O), R-E and U (ML). All height restrictions have been considered and accounted for with respect to the adjacent residential uses. All building, sign and landscape setbacks have been accounted for.
 - C. Trash enclosures will be constructed to match buildings, and will be properly screened. Proper on-site drainage and circulation will be accounted for in this design.
 - D. There is ample parking as illustrated on the site plan in accordance with City of Las Vegas Zoning Code Title 19. See attached exhibit.
 - E. The building will be designed to be aesthetically sensitive to the surrounding residential areas and to have continuity with the existing facility.
 - F. The addition will be designed and constructed to adhere to all local zoning codes and building codes as applies.
 - G. The Owner will conduct a Neighborhood meeting with the surrounding residences and businesses to inform them of the proposed project on the above mentioned property.

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- H. There is an existing business license for cosmetology which is active that pertains to the existing facility and is not a part of this application. The nursing care facility provides this service for their in house clients and not for the general public.

Please contact me if you have any questions.
Sincerely,

Darryll Brandwine, JMA

Date

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