

05/01/07

City of Las Vegas

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

To Whom It May Concern:

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

Name of proposed project: Paniflow Apartments

Explanation of intent: This Variance 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 property to the North and East. Landscaping will meet conditions identified in Title 19. The apartment building height will be approximately 32'-0" 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 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 has a approved ROI to R-3 zoning. See site plan for parking analysis. ZON-15371, VAR-15373, & SDR-15375 were previously approved for this project. However, the property lines around APN 139-25-410-020 were previously misplaced. Therefore the attached site plan has been adjusted per the new property lines. This reduced the site area by approximately 152 s.f. which required the loss of one parking space from the previously approved variance. Buildings have also been relocated, but not added or removed. Per Public Works comments from our 4/18/07 meeting with Mr. Summerfield, we are also requesting a waiver to allow a 32'-3" throat depth in lieu of a 70'-0" throat depth. Due to all these changes, we are requesting to amend the previous VAR-15373.

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

Sincerely,

Sheldon Colen

VAR-21687
SDR-21688
06/14/07 PC