

SDA

SDA INC.
The Denver Tech Center
5655 South Yosemite Street, Suite 301
Greenwood Village, Colorado 80111
Telephone: (303) 220-0500
Facsimile: (303) 220-0596

Real Estate: Construction
Development
Investment
Management

VIA FEDERAL EXPRESS

April 10, 2007

Ms. Margo Wheeler
City of Las Vegas
Planning Department
731 S. Fourth
Las Vegas, Nevada 89101
Telephone: 702-229-5447
Facsimile: 702-385-7268

Re: Bridger Avenue Apartments, Variance Setbacks and Height – Re-submittal to VAR 17743

Dear Ms. Wheeler:

After revising our plans taking into consideration your staff comments and the comments of the City Council we are resubmitting our request for the height and setbacks variances. **In response to these comments among other changes we lowered the overall building height.**

This letter serves as our Justification Letter on the above referenced submittal, as described herein:


VARIANCE SETBACKS

We are still requesting a zero (0') setback on the West, East, and South side of the apartment building. Although it is a zero setback from the property line, we will landscape the city right-of-way providing an adequate landscape buffer. The North setback is requested to be a minimum of 8 feet on less than 50% of the building length and more than 50' for the other half. We also lowered the structure (from the previously requested 66'). Measured from the base of the building, **the East Side of the building along 10th Street is no higher than 62', and the West side, along 9th Street is no higher than 55'**. We also have a small architectural metal protrusion at the top of the elevator shaft extending to 65'. The site geometry dictates full utilization to develop an urban character apartment complex. Currently enforced setbacks and height restrictions would reduce the project size making it unfeasible. Should the reduced setbacks be approved, they will enhance the urban character of the neighborhood.

This project fits the General Plan use. We request your consideration for re-zoning of the site of this project for a higher density residential use. If approved, it will allow for construction of a 100% affordable housing complex, similar in nature to the neighboring City Center Apartments, also owned by our company.

Sincerely,

SDA Inc.,


Dariusz K. Wiecha
Vice President

DKW/cs

RECEIVED

VAR-21239
05/24/07 PC

APR 11 2007