

May 15, 2007

Robert Summerfield, Planner II
 City of Las Vegas
 Planning and Development
 731 S. Fourth St.
 Las Vegas, NV 89101

RE: REVISED JUSTIFICATION LETTER FOR U.S. VET'S AT THE MEADOWS

Dear Robert,

On behalf of our client, Cloudbreak Las Vegas LLC, we are requesting approval of the following applications for the expansion of the U.S. Vet's at the Meadows located at 525 E. Bonanza Road. The applications for the expansion of the U.S. Vet's at the Meadows applications were held in abeyance from the Planning Commission hearing of April 26, 2007 to allow our clients to meet with city staff and to revise our applications. Based upon the meetings with city staff we would like the following applications to proceed:

1. SUP-19661 Expansion of a single room occupancy residence
2. SUP-20052 Social Services Provider at 525 East Bonanza and 602 Encanto Drive
3. SUP-20822 Social Service Provider at 610 Las Vegas Blvd. North
4. SDR-19659 Expansion of a existing multi-family residential/single room occupancy establishment
5. VAR-19664 Variance from setback from a street classified as a collector
6. VAR-19667 Variance from the residential adjacency requirements
7. VAR-19666 Variance from the parking requirements
8. WVR-19668 Waiver of Title 18.12.130
9. VAC- 19669 Vacate a portion of Encanto Drive
10. Zone change from C-2 and R-1 to C-2

PROJECT DESCRIPTION

The U. S. Vet's at the Meadows is a facility which provides rooms, dining and support services for United States Military Veterans. The proposal is to expand the existing 68,381 square foot facility to 104,465 square feet which is located at 525 E. Bonanza Road. We also propose to construct a 13,786 square foot residential building on an adjacent parcel located at 602 Encanto Drive. This proposal will add a total of 111 residential units, 4,913 square feet of new office space, a 3,506 square foot dining area and the elimination of 22 parking spaces.

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SPECIAL USE PERMIT

Section 19.04 Permissible Uses states that a Single Room Occupancy Residence requires approval of a Special Use Permit in the C-2 zone. The existing facility located at 525 E. Bonanza Road has a Special Use Permit (U-0077-02) for the Single Room Occupancy Residence this Special Use Permit is for the expansion of the facility onto an adjacent parcel located at 602 Encanto Drive. Title 19.18.060 (L) (1) lists the following determinations for approving an SUP:

- 1) The proposed use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses and with future surrounding land uses as projected by the General Plan.
The proposed Single Room Occupancy Residence currently exists and this proposal is to expand the existing facility. The use is compatible with the surrounding uses.
- 2) The subject site is physically suitable for the type and intensity of land use being proposed.
The site is located on Bonanza Rd. and is suitable for this type and intensity of use due to the fact that the use currently exists.
- 3) Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use; and
The site is located on Bonanza Road and this street is adequate to handle the traffic generated by the use.
- 4) Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety and welfare or the overall objectives of the General Plan.
The approval of the Special Use Permit will allow for the expansion of an existing facility which provides needed services to the community and is consistent with the overall goals of the General Plan.

SPECIAL USE PERMIT

The Special Use Permit for the Social Services Provider is addressed in the justification letter from the United States Veterans Initiative.

SITE DEVELOPMENT PLAN

The Site Development Plan Review is for the review and approval of the expansion of the existing facility. This proposal is to construct additional rooms, office space, dining area and eliminate some parking. This proposal includes the expansion of the existing facility on Bonanza Road and the expansion onto an adjacent parcel located at 602 Encanto Drive. This proposal also includes the approval of the existing sign located on the site. The existing free standing sign is

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located adjacent to Bonanza Road and is approximately 50 feet tall and the sign areas are approximately 184 square feet total.

Title 19.18.050 (E) provides the following criteria for Site Development Plan Review:

1. The proposed development is compatible with adjacent development and development in the area;
The proposed Single Room Occupancy Residence currently exists and this proposal is to expand the existing facility. The use is compatible with the surrounding uses.
2. The proposed development is consistent with the General Plan, this Title, the Design Standards Manual, the Landscape, Wall and Buffer Standard, and other duly adopted city plans, policies and standards;
The proposed expansion of the existing facility is consistent with adopted City General Plan as well as the standards for landscaping, walls and buffering.
3. Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;
The site is located on Bonanza Road and this street is adequate to handle the traffic generated by the use.
4. Building and landscape materials are appropriate for the area and for the City;
The building materials consist of stucco exterior with tile roof which is consistent with materials uses through-out the Las Vegas valley. The landscape materials are compatible with the desert climate.
5. Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;
The building elevations and architectural features will be upgraded with this expansion and will provide a pleasing environment for the tenants and the general public.
6. Appropriate measures are taken to secure and protect the public health, safety and general welfare;
The facility has been designed to ensure a secure and healthy environment for the tenants and the general public.

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VARIANCE

Three variances are being requested which will allow the development of the site as planned. The variances are as follows:

1. Variance from Section 19.08.010F. On-Site Parking Requirements
Based upon Section 19.08 the site requires 220 parking spaces, the site plan provides 155 parking spaces which is 65 parking spaces less than required.
2. Variance from Section 19.08.060.1a Residential Adjacency Standards-Proximity Slope
Based upon Section 19.08 the new residential building located at 602 Encanto Drive is required to have a 3:1 setback from the existing single family residence located at 608 Encanto Drive. The site as designed meets the residential adjacency standards for the first and second floor but does not meet the standard for the third and fourth floors. The third floor is required to provide a setback of 77' 4" and the plan proposes a 39' 5" setback. The fourth floor is required to provide a setback of 111' and the plan proposes a setback of 66' 5".
3. Variance from Section 19.08.050C.1. Table 1- Commercial District Development Standards- setbacks. Based upon Section 19.08 the building is required to maintain a 20 foot front yard and a 10 foot side yard setback. The site as currently designed provides a 9 foot front yard and an 8' 6" side yard.

Section 19.18.070 states that approval of a variance requires the following determination:

Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of the enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application of any zoning regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property, a variance from that strict application may be granted so as to relieve the difficulties or hardship, if the relief may be granted without substantial detriment to the public good, without substantial impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution.

We believe the determination to approve the requested variances can be made based upon the fact that the building is existing, the narrow shape of the lot, and the dedication of additional right of way on Bonanza Road after the construction of the existing building.

WAIVER

Waiver of Section 18.12.130 which requires that streets provide a cul-de-sac. The site plan proposes to vacate 101 feet of Encanto Drive. Las Vegas Municipal Code requires street terminate in a cul-de-sac rather than to terminate in a dead end. Encanto Drive currently dead ends into the site and this plan proposes to shorten the street while maintaining the dead end street.

Waiver of Section 19.12.040 which requires a 15 foot wide landscape buffer adjacent to a street. The site plan as designed provides a landscape buffer which varies from 2 feet to 15 feet wide adjacent to Bonanza Road. The section further requires an 8 foot wide landscape buffer adjacent to interior lot lines. The site plan as designed provides 20 foot wide landscape strip adjacent to the east property line, 3 feet adjacent to the rear property line, and 6 feet adjacent to the west property line. The landscape buffer proposed for the additional property located on Encanto Drive are 6 feet along the east property line, 10 feet along the north property line, and 5 feet along the west property line.

VACATION

This site plan proposes to vacate 101 feet of Encanto Drive. The street currently dead-ends into our site and we propose to vacate 101 feet and shorten the existing dead end street. Access to all adjacent lots will be maintained from either Encanto Drive or Wilson Ave.

REZONING

This plan proposes the rezoning of the property located at 602 Encanto Drive (APN: 139-27-805-017) from R-1 to C-2. The Downtown North Land Use Plan designates the site as Medium Density Residential, Service Commercial and Public Facility. The proposed C-2 zoning is consistent with the existing land use designation.

Section 129.18.040 states that the following determinations must be made to approve a rezoning request.

1. The proposal conforms to the General Plan.
The Downtown North Land Use Plan designates the site as Medium Density Residential, Service Commercial and Public Facility. The proposed C-2 zoning is consistent with the existing land use designation.

2. The uses which would be allowed on the subject property by approving the rezoning will be compatible with the surrounding land uses and zoning districts.
The use currently exists on the adjacent property and the rezoning of this property will allow the expansion of the facility. The facility is compatible with existing uses in the area.

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3. Growth and development factors in the community indicate the need for or appropriateness of the rezoning.
The existing land use designation of the site indicates the appropriateness of the proposed rezoning.
4. Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed zoning district.
Bonanza Road is an arterial street and provides adequate access to the site.

In conclusion, the proposal provides a needed community service and the expansion of the existing building will be architecturally compatible with the neighborhood and will be an asset to the community. We respectfully ask for your favorable consideration of this project.

Sincerely,
Perlman Design Group



Sue Gray AICP
Senior Planner

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