

May 1, 2007

RE: Justification Letter - Site Development Plan Review - APN 140-29-510-017, 018
Multi-family complex @ Owens & Nellis

The applicant is requesting to construct a multi-family complex consisting of 32 dwelling units on 1.97 gross acres located on the South side of Owens Avenue approximately 400 feet West of Nellis Boulevard. The overall density of the project is at 16.2 du/ac. The project consists of four, two-story buildings containing eight, two bedroom, two bath units in each building. Each unit contains a gross area of 1,251.3 square feet with 1,129 square feet of actual living area. An accessory structure containing laundry and mail rooms is also proposed. At the rear of the accessory structure is a covered ramada with seating areas.

Landscaping is provided along the East, West and South interior property lines at a depth of 6 feet in accordance to Title 19A.12 standards. A ten foot deep landscape buffer is provided along the Owens Avenue frontage. A waiver of standards is requested for the front landscape buffer which, because of the single family residence located within the unincorporated county across Owens Avenue, is required to be 15 feet in depth per Title 19. The reduction is justified by the width of Owens Avenue, a 100' wide major street and the residence, which is located on a two acre parcel, is heavily landscaped on their street frontage and not visible from the right of way. The landscape buffer provided by this project is far in excess of and superior to any other existing multi-family development in this area. In addition, a decorative CMU landscape wall with a wrought iron fence to a height of six feet is proposed at the rear of the front landscape area.

A total of 62 parking spaces are provided as required by Code consisting of 42 standard spaces, 12 compact spaces and 3 handicapped stalls. Thirty-two of the spaces are covered with carports. A 32' wide driveway provides access to the site on Owens Avenue. A waiver of the throat depth of 75 feet as required by Standard 222-A is also requested. This standard is required when over 50 parking spaces are provided. This project is proposing only 12 parking spaces over that amount (62) and is providing a 35 foot throat depth. A 75 foot depth would be impractical and could not be designed on this size of a site. In addition, there is not a gated entry.

The buildings are frame and stucco with a sand finish. Color palates are submitted with this application. The overall heights of buildings are 27 feet. The roofs will be concrete tile with a slate profile. The accessory structure is at a height of 15 feet and architecturally similar to and constructed of the same materials as the other buildings.

These units will be the first multi-family units to be constructed in this area in over 20 years. The architecture, landscaping and design of the project will be far superior to the existing multi-family projects in this area.

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John Vornsand, AICP

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