

Project Number: 1527-001-071

LARRY R. NELSON, P.E.
President

December 10, 2007

City of Las Vegas
Planning Department
731 S. 4th Street
Las Vegas, NV 89101

- STRUCTURAL
- CIVIL
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Re: JUSTIFICATION LETTER TO ACCOMPANY A MAJOR AMENDMENT TO A SITE DEVELOPMENT PLAN REVIEW FOR SILVER SKY @ DEER SPRINGS. (ASSOCIATED WITH SDR-18642)

APN: 125-24-701-040

Dear Staff:

On behalf of our client, Nevada H.A.N.D., Inc., we are pleased to submit this justification letter to accompany this Major Amendment to a Site Development Plan Reviews (SDR-18642) of Silver Sky @ Deer Springs, located on Southwest Corner of Decatur Blvd. and Deer Springs Way.

The proposed development will consist of three phases. Phase I Silver Sky @ Deer Springs, was approved in February 2007 and will provide the assisted living portion of the project. This portion was approved as a three story (38.5-foot) building with 90 units. A slight adjustment was made to the elevations resulting in the building now being 40 feet in height. This amendment requests the approval of the adjustment to the building height. This will also update the approved waiver for residential adjacency requirements to allow a 20 foot setback where 120 feet is required. In addition to the change to the approved elevations this application requests the approval for the site planning of Phase II and III of this development.

Phase II (Decatur Pines Phase I) and Phase III (Decatur Pines Phase II) will provide an affordable senior housing portion of this project and will provide a there story building with 75 units in each phase. The Phase III building will be 35.5 feet in height and will need a waiver from residential adjacency requirements to allow the south property line setback to be 70 feet where

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**SDR-25485
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106.5 feet is required and the west property line setback to be 70 feet where 106.5 feet is required. This proposed site is designed to provide an inner connectivity with the assisted living complex. This proposed site will exceed the open space criteria and provide additional parking spaces. See site plan for phase tabulation and open space calculations.

We feel that this Senior Housing development is compatible with the surrounding area. On behalf of Nevada H.A.N.D., Inc. we respectfully ask for your favorable recommendation on the application. If you have any additional questions or concerns please feel free to contact myself at 702-798-7978.

Sincerely,
L. R. NELSON CONSULTING ENGINEERS, INC.



Chris Arambula
Project Planner

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