



April 17, 2008

Margo Wheeler, AICP, Director  
Planning & Development Department  
731 S. 4<sup>th</sup> Street  
Las Vegas, Nevada 89101

Subject: Tapestry Group, Inc. – Affordable Housing Development

LAS VEGAS CITY COUNCIL

Dear Margo:

MAYOR  
OSCAR B. GOODMAN

On November 21, 2007, the city of Las Vegas and The Tapestry Group, Inc., entered into a Disposition and Development Agreement (DDA) for the construction of approximately 274 affordable housing units located north and east of the intersection of Westcliff Drive and Tenaya Way.

GARY REESE, WARD 3  
(MAYOR PRO-TEM)

It is our understanding that the GPA, Zoning and Site Plan for the Tapestry affordable housing project is currently under review by the Planning and Development Department, in preparation for the May 8, 2008 Planning Commission meeting. It is also our understanding that the developer has submitted a site plan that reflects 252 units to be constructed and the planning staff requested a letter from Neighborhood Services verifying the reduced number complies with the DDA.

LARRY BROWN, WARD 4  
STEVE WOLFSON, WARD 2  
LOIS TARKANIAN, WARD 1  
STEVEN D. ROSS, WARD 6  
RICKI Y. BARLOW, WARD 5

CITY MANAGER  
DOUGLAS A. SELBY

Tapestry Group, Inc. informed us that the number of units was reduced to accommodate for open space requirements, landscaping, residential adjacency standards and parking requirement, given the topography and shape of the parcel without requesting a waiver. As such, we find the reduction in the number of units to 252 is a reasonable request.

As a result, Neighborhood Services consulted with the City Attorney's Office and finds that since the reduction is less than a 10% change to the original number and the modification is necessary to accommodate the development standards; the proposed 252 units are acceptable and does not violate the spirit or intent of the DDA.

If you have any questions or require additional information, please do not hesitate to contact Rodney L. Lister at 229-2264.

NEIGHBORHOOD  
SERVICES DEPARTMENT

DIRECTOR  
STEPHEN HARSIN

Sincerely,  
  
Stephen K. Harsin, AICP, Director  
Neighborhood Services Department

**RECEIVED**  
APR 24 2008

cc: Councilwoman Lois Tarkanian  
Orlando Sanchez  
James Lewis  
Tim Whitright  
James Marshall  
Rodney L. Lister

CITY OF LAS VEGAS  
400 STEWART AVENUE  
LAS VEGAS, NEVADA 89101

VOICE 702.229.2330  
FAX 702.598-3938  
TTY 792 386.3045  
www.lasvegasnevada.gov

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