



December 18, 2007

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City of Las Vegas
Planning and Development Department
731 South 4th Street
Las Vegas, Nevada
89101

Att: Doug Rankin
Manager, Current Planning Division

Subject: **Site Development Plan Review for Condo Conversion – Justification Letter
Pinar del Rio Apartments (Iglesias Aner Trust 1997 and Iglesias Aner de Jesus
TRS)
2850 S. Decatur Boulevard**

Dear Mr. Rankin:

Please accept this letter as justification of our request for a Site Development Plan Review for the subject property. Approval of this application, along with appropriate mapping, will allow us to convert the apartments in this development to condominium units. The subject site, which is addressed as 2850 S. Decatur Boulevard, contains 4.43 acres (192,970 s.f.), and consists of a single parcel of land at the northeast corner of Decatur Boulevard and Pennwood Avenue (APN: 162-07-201-002).

The property was initially developed in the late 1970s and contains four two-story apartment buildings. The project overall contains 31 one-bedroom units and 79 two-bedroom units, for a total of 110 units. The owner has been conducting site improvements this year, including additional landscaping, replacement of patio enclosures and substantial unit remodeling. He intends to replace a storage compound in the center of the site with a clubhouse for exclusive use by the residents of the project. Plans and elevations for this new clubhouse are included with this submittal.

As the existing development is 30 years old, it does not meet today's Code standard for parking, and cannot meet that standard without removal of at least one of the existing buildings, which is not the intent of the project. We have been able to reconfigure the existing parking areas to provide three handicap spaces, including one van-accessible space, and have added two spaces to the overall parking total, while maintaining fire safety access. We are able to provide 159 spaces where 197 are required, which is approximately a 19% deficiency; however, it should be noted that the project has existed in this configuration for 30 years with no parking issues, and the site is located directly adjacent to major transit routes. The site is the subject of an existing cross-access agreement with the apartment site to the north.

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Perimeter landscaping cannot be provided along the north or east property lines, as these areas contain drive aisles for the project right to the property lines; however, the project contains a substantial amount of mature landscaping, including large trees. Much of this landscaping is along the south and west perimeters of the site, and along the landscaped area on the east side of the existing buildings. The owner is adding a number of additional trees and landscaping to the project, which will allow the landscaping on-site to approximate the Code perimeter standard.

This project is already significantly improved in relation to much of the multi-family housing in the area, and will offer ownership opportunities at competitive prices for existing residents and others wishing to own rather than rent in this area. We feel the requested Site Development Plan Review will have no negative impact on this area and or on surrounding properties, and will be a positive and valued contribution to the neighborhood.

Our request is to schedule Planning Commission consideration of this item for its February 14, 2008 meeting. Thank you for your assistance.

Sincerely,



Gary Leopold, AICP
WRIGHT ENGINEERS

c. Mark Holten
Aner Iglesias

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