

April 30, 2008

City of Las Vegas
Current Planning Division
700 S. 4th St.
Las Vegas, NV

**Attention: Margo Wheeler
Planning Director**

**RE: Justification letter for a Site Design Review with Variances and Use Permits
Vegas and Decatur / APN #138-25-503-006, 138-25-515-001 thru 015; 138-25-506-001 thru 015**

Dear Margo,

Alpha Omega Strategies would like to submit a request for a Site Design Review with Variances as well as two Use Permits on approximately 11.28 +/- acres of land, generally located on southwest corner Vegas Drive and Decatur Boulevard. The site is currently zoned C-1 and R-3. To the North is C-1 to the West is a residential subdivision, Golf Ridge Terrace which is zoned R-1, to the South is C-1, R-3 which is currently owned by the city and a residential subdivision that is zoned R-1. To the East is an existing Park, Ed Fountain Park.

Site Design Review

The project will consist of approximately 103,800 square feet of Commercial and 416 residential units. We are currently proposing a ten story affordable Senior Living Building (Building 1). The site will also include a pad for future development of a Market (Building 2), two fast food pads (Buildings 5 and 6), and two pads for shops (Building 3 and 4). The tenants and design to be determined at a later date. The City Fire Department has also requested that we include a Fire Station on the first floor of the Senior Center. We have also been negotiating with the 911 Emergency Services and are anticipating the top floor of building 1 to be occupied by them, or other Administrative offices.

The site will be developed in phases, with the 10 story Senior Living Building and adequate parking being in the first phase. These improvements will include a signalized intersection at Vegas Drive and Laurelhurst Drive, a signalized intersection of the project entry aligning with Ed Fountain Park to the East, which will provide safe access for the park and our site.

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In recognition of the tenants for this development Alpha Omega Strategies is proposing a signalized intersection that will align with the existing park to the east and provide safe ingress and egress from the site. This signalized intersection will also be effective for the proposed fire station that will occupy the lower level of building 1.

Internal circulation shall be accommodated by a main drive aisle with a 30' width. All secondary drive aisle will have 24' width. Recognizing that the surrounding neighborhood is residential in nature, the site location is conducive to walk in sales. The design and philosophy of Alpha Omega Strategies is responsive to the intent of the affordable senior housing by providing a compatible yet innovative housing solution that incorporates a ground floor use that encourages interactivity.

Alpha Omega Strategies wishes to introduce a housing prototype to Las Vegas that recognizes our city's long-range goal of becoming a world class senior housing center. The Architectural character of the project is sophisticated and purposefully distinguishes itself from typical senior housing and commercial developments responding to a market sector that seeks alternative living solutions.

The main building is styled with icons of older buildings reminiscent of the turn of the century. The exterior will be graduating earth tones capped with a large crown molding. The main entrance to the tower will have a port o cochere to signify the entry and a clock tower overlooking the center. The exterior will consist of dryvit (EFIS) over insulated metal stud walls. The exterior finishes will have molded shapes for a distinctive appearance.

Because of the parking area configuration, we would respectfully request to limit landscape islands within the parking lot to those shown on this site plan.

Variance

We are also requesting to reduce the following Variances

Nature of Request	Proposed Standard	City of Las Vegas Standard
<u>Reduce 3:1 ratio setback</u>	To allow 195 feet	405 foot is required.
<u>Reduce the number of parking</u>	To allow 640 space	696 spaces are required

With the constraints that are imposed by the "Low Income Housing Tax Credit" program, "Section 8" program and the "HOME Fund" program, we were required to seek a cost effective way to design our site. As a solution to achieve density, the site was designed

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vertically to accommodate the age restrictive tenants. Because of the limited income and the age restriction we are assuming that the necessary parking will be minimal. Open spaces are being provided in the form of a mini park on the west side of Laurelhurst which was also requested by the Fire Department for their use. This mini park is in excess of the required 50 square foot per acre. There is an existing multi-use park on the east side of Decatur Boulevard which is in close proximity for the residents of our site.

Use Permit

Nature of Request	Proposed Standard	City of Las Vegas Standard
<u>To allow a Senior Citizen Housing</u>	Senior Citizen Housing in C-1	None without Use Permit
<u>Increase building Height</u>	Temp 215' / 135' building height	105'

The Use Permits that we are asking for areas follows; 1) to allow for Senior Housing in a C-1 zoning. This project is in a redevelopment area, which the zoning exists, and we are providing affordable housing within an age restricted development. 2) to temporarily increase the building height to 215' where 105' is normally permitted. The purpose of this use permit is two fold, first this will allow for the use of cranes during construction of the buildings, and secondly to permit a ultimate building height of 135', in the Airport Overlay District. The overall building height is necessary to provide enough senior housing units to make the project cost effective to construct.

Thank you in advance for your consideration of this application. Please call me if you should have any questions or require additional information.

Sincerely,

ALPHA OMEGA STRATIGIES

CC: Jolene Granberg / DRC
File

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