

MEMORANDUM

Date: 4/16/2008
To: **CITY OF LAS VEGAS**
PLANNING AND DEVELOPMENT DEPARTMENT
From: Deborah McCutchen
Project: **The Purchase** Project No.: 07-450
APN: 139-19-611-002
Re: **SDR-27319 / SUP-27321 Revision** File No.: 5.1
Justification Letter

Please accept the attached revisions to SDR-27319 and SUP-27321 for a proposed single story neighborhood center on 5.84 acres adjacent to the west side of Rancho Drive, midblock approximately 180 feet south of Lake Mead Boulevard. The parcel is currently zoned C-2 as are both parcels directly adjacent on either side. The adjacent property to the rear is composed of condominiums zoned R-3, and the proposed project will provide the required landscape buffer of at least 1 tree per 20' at the rear property line.

Under this revision, a Special Use Permit is requested to allow a building height up to 50' where 35' is allowed. The project provides a variety of roofs and parapets that vary in both style and height in order to break the long horizontal nature of the building. The highest roof peaks are at 50' occurring on a sloped roof conditions over the entries of the two anchor tenants.

Also under this revision, a Waiver of Development Standards is requested to allow a 1' landscape setback where 8' is required for a limited portion adjacent to the rear property line. The waiver is requested to accommodate two separate 15' wide loading spaces only.

This revised submittal provides a traditional neighborhood center with a proposed market, bank, retail shops, and food uses including a drive-thru restaurant. The project adds services to the neighborhood, and will not have an adverse effect. The revised site plan, while reduced in scope, provides a traditional blend of storefront shops that retain the visual character of the original proposal.

Thank you.
DM

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