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STEPHEN HARSIN

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

April 17, 2008

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

Subject: Tapestry Group, Inc. – Affordable Housing Development

Dear Margo:

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.

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.

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.

Sincerely,


Stephen K. Harsin, AICP, Director
Neighborhood Services Department

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

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