

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**
 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 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 79,000 square feet of Commercial and 416 residential units. We are currently proposing a ten story affordable Senior Center (Building 1). The site will also include a Hispanic Market (Building 2), two fast food pads (Buildings 5 and 6), and two pads for shops (Building 3 and 4) 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.

Access to the site will be provided from Decatur Boulevard, with additional parking off of Laurelhurst Drive. Minimal Street improvement are proposed as a part of this project and shall comply with the Clark County Uniform Standard Drawings.

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.

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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 cohere 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.

Variance

We are also requesting to reduce the following Variances

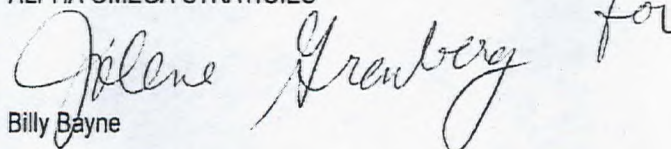
Nature of Request	Proposed Standard	City of Las Vegas Standard
Reduce 3:1 ratio setback	To allow 195 feet	405 foot is required.
Reduce the number of parking	To allow 674 space	779 spaces are required
Reduce the Open Space	To allow 18,560 sqft	163,087 sqft is required

The constraints that are required 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 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 is 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. 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.

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

 for
Billy Bayne

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CC: Jolene Granberg / DRC
File

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