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JUSTIFICATION LETTER
EXTENSION OF TIME

Zone Change to R-3
Silver Sky Senior Apartments

APN 138-28-401-015, 5.00-acres

On August 6, 2006, the City Council at a regular meeting approved a request for rezoning to R-3 (Medium Density Residential). A Resolution of Intent with a 2-year time limit was granted.

The proposed R-3 zoning is 125-units for Senior Living, situated on a 5.00- acres site. A three-story main building north of the NPC Easement, along with a two-story building located south of the NPC easement were approved by SDR-24254, on November 8, 2007, by the City of Las Vegas Planning Commission.

The density previously approved was a Conforming Zone Change and fits in with adjacent developments. The setbacks of 20-feet along the front and rear property lines; and the 10-foot setbacks along the side property lines are in conformance with existing zoning criteria. The open space requirement is 40% of gross acreage, which calculates as 2.00-acres. This project is providing over 3.00-acres of open space, which even exceeds the RPD standards for open space.

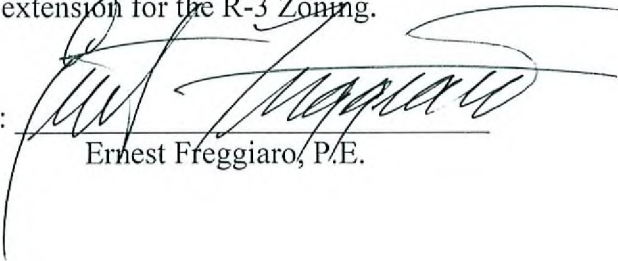
Access into the site off Silver Sky Drive is in conformance with City Public Works criteria for gated communities. This is the only point for ingress/egress to the project.

This property was acquired through a BLM Land Sale and was a supplemental parcel to the City Park on the north side of Summerlin Parkway.

The methods of financing for this type of project have become limited within the last 2-years. The owners have met with a number of lenders and they are confident that funding will be available within the next 6-months.

This is a quality project that will be an asset to the City of Las Vegas. We request approval of this 2-year extension for the R-3 Zoning.

Respectfully submitted:


Ernest Freggiaro, P.E.

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