



Development Resource Consultants, Inc.

Civil Engineering • Land Surveying • Land Planning

August 25, 2008

RECEIVED

SEP 15 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 an additional Site Design
Review with Variances on previously approved Site Design Review (SDR-27965) and
Variance (VAR-27964) on approximately 15.77 +/- 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.

We are requesting an increase of 45 apartment units, and additional floor within the same
building space, reduction of side yard setback to 4' where 10' is required, a reduction in
parking to allow 640 spaces where 730 are required, and the removal of landscape
diamonds in the parking lot that were previously approved.

Site Design Review

Building #1 will consist of 461 residential units, 364,654 sqft, and 13,200
sqft for a Fire Station and 35,914 sqft of commercial use on the top floor. The
overall square footage for building 1 is 413,768 sq ft. The site also consists of
five (5) other buildings for commercial use.

VAR-29654 VAR-29657
SDR-29651 10/09/08 PC
REVISED

We are currently proposing a twelve (12) 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 of all the building except for building #1 will be determined at a later date. The City Fire Department has also requested that we include a Fire Station on a portion of the first floor of the

Senior Center. The top floor will be used for commercial purposes such as offices.

The site will be developed in phases, with the 12-story Senior Living Building and adequate parking being in the first phase. These improvements will include 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.

In recognition of the tenants for this development this signal will provide safe ingress and egress from the site and 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. 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.

VAR-29654 VAR-29657
SDR-29651 10/09/08 PC
REVISED

The following tables indicate what was previously approved and what we are currently proposing:

Site Design Review

Nature of Request	Proposing	Previously Approved under SDR-27965
<u>Number of residential units</u>	461	416
<u>Landscape diamonds</u>	None	5

Variance – Add side setback and modify parking requirements from previously approved.

Currently proposing

Nature of Request	Proposed Standard	City of Las Vegas Standard
<u>Reduce side setback</u>	To allow 4 feet	10 foot is required.
<u>Reduce the number of parking</u>	To allow 640 space	730 spaces are required

Previously approved under VAR-27964

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

Use Permit – No changes being requested from previous approval.

Previously approved under SUP-28102 and SUP-28101

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'

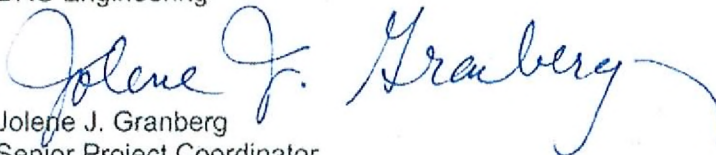
VAR-29654 VAR-29657
 SDR-29651 10/09/08 PC
REVISED

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 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.

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

Sincerely,

DRC Engineering


Jolene J. Granberg
Senior Project Coordinator

CC: Dennis Wertzler / DRC
Billy Bayne / Peccole
Richard Henry / AOS
File

VAR-29654 VAR-29657
SDR-29651 10/09/08 PC
REVISED