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HOUSING AND NEIGHBORHOOD DEVELOPMENT
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August 10, 2009

City of Las Vegas
Planning and Development
731 S. Fourth Street
Las Vegas, NV 89101

Re: Westcliff Heights Senior Apartments
Site Development Plan Review – Justification Letter (Ref. SDR 33010)
APN: 138-28-401-019

Dear Staff:

Please accept this correspondence as our Site Development Plan Review submittal for our newest development, Westcliff Heights Senior Apartments located on the north side of Silver Sky Drive, approximately 450 ft. east of Roland Wiley., Las Vegas, Nevada.

We are proposing to develop 80 one-bedroom rental apartments in one building specifically designed for low-income senior citizens in the Las Vegas valley. Westcliff Heights is the second and final phase of a two-phase project. The entire development, including both phases, will total 120 apartments.

With the exception of addition of a clubhouse and some minor site adjustments this application is very similar to the site approved with SDR 33010. The purpose of this SDR is to allow for parcel lines to be platted for financing purposes. We are also asking for a waiver of the perimeter landscaping requirements were the proposed lot lines cross parking and drive aisles.

We feel this development will be compatible and benefit the surrounding area, and is in conformance with the masterplan designation for this parcel. The parcel is currently masterplanned as M (Medium) which allows up to 25.49 dwelling units per acre. Therefore, we respectfully request that staff recommend approval of this Site Development Plan Review application.

Please feel free to call me at (702) 739-3345 ext. 243 if you have any further questions. Thank you.

Sincerely,


Jacquie Haas

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