

SOROKAC LAW OFFICE, PLLC

ELIZABETH M. SOROKAC, ESQ.
EMAIL: LIZ@SOROKACLAW.COM

1389 GALLERIA DRIVE, SUITE 100, #106
HENDERSON, NEVADA 89014
PHONE: (702) 727-6258
FAX: (702) 727-6259

April 30, 2009

Via Hand Delivery

Margo Wheeler, AICP
Director
City of Las Vegas Planning and Development Department
731 South Fourth Street
Las Vegas, Nevada 89101

**Re: Revised Justification Letter
1774 Willow Trail (APN 139-19-802-001) and 3900 Melody Lane
(APN 139-19-802-003) ("Property")
Site Development Plan Review ("Application")**

Dear Ms. Wheeler:

This office represents the applicant on the Application. The applicant is proposing to remodel an existing one-story apartment building located at 1774 Willow Trail and construct a new two-story apartment building at 1774 Willow Trail, where the parking lot currently exists. The home that currently exists at 3900 Melody Lane (which is adjacent to the 1774 Willow Trail property) will be demolished to provide parking for the existing and new apartment buildings.

The Property is planned Medium (up to 25.49 du/acre) in the City's General Plan and zoned R-3 (up to 25 du/acre). The Property is a total of 0.72 acres which permits 18 units on the Property. There are 9 one bedroom apartments in the existing one-story building and 9 one bedroom apartments proposed in the new two-story building for a total of 18 units on the Property. The project is within the density code requirements.

The interior and exterior renovation of the existing one-story apartment building will compliment the proposed two-story apartment building. Stacked stone will be added to the facades of the one-story building and the doors, windows and the trim will be changed to match the proposed two-story building and update the look of the one-story building. The interior remodeling includes updated kitchens, bathrooms, carpet, paint, heating and cooling. The new two-story apartment building is proposed at a maximum of 32 feet where 35 feet is permitted. The materials for the building are stucco with metal accents. A flat roof is proposed to be consistent with the flat roof of the one-story building. In addition to remodeling the existing

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building and constructing a new building, a pool and barbeque area are proposed on the northeast corner of the Property for use by the residents of the apartment buildings. The additional amenities are a wonderful benefit to the residents of the complex.

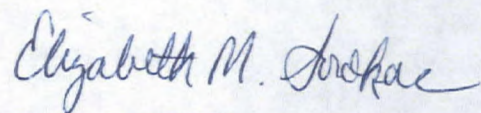
The project requires two minimal landscape waivers. First, a waiver of the landscaping requirements is requested for the northeast corner of the property. This request is to waive the required landscaping around the pool (approximately 50 feet along the north property line and approximately 30 feet along the east property line). This request is necessary to ensure the pool receives ample sunlight and to reduce the amount of plant material that ends up in the pool causing additional maintenance. Second, the landscaping waiver along Willow is not a request to completely waive the landscaping, but rather a request to relocate the landscaping on Willow to the east of the proposed parallel parking. The landscaping is being provided along Willow, but not in the exact location required by Title 19. The remainder of the proposed landscaping meets Title 19 which will serve to further beautify the neighborhood.

The project provides a 20 foot front setback, a 5 foot side setback and a 20 foot rear setback. The provided setbacks comply with all setback requirements in the Las Vegas Code. The project requires 26 parking spaces and the project provides 26 spaces. Twenty-one of the spaces are located on the portion of the Property that fronts Melody Lane and the remaining 5 spaces are located on the portion of the Property that fronts Willow Trail. The project meets all of the parking requirements of the Las Vegas Code, including the required number of handicap accessible spaces.

The applicant respectfully requests your consideration and approval of the Application. Please do not hesitate to contact me at (702) 727-6258 (office), (702) 245-5075 (cell) or via email at liz@sorokaclaw.com if you have any questions regarding this matter.

Very Truly Yours,

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