



4080 West Desert Inn Road, W-112
Las Vegas, NV 89102
(702) 222-4747 Fx (702) 248-9421

March 5, 2010

City of Las Vegas
Planning Department
South 4th Street
Las Vegas, NV 89101

RE: General Plan Amendment Justification letter

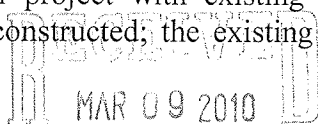
To Whom it may concern,

Please accept this as the justification letter for a land use request. The property owners of the Quail Tree Apartments are requesting to change the General Plan from Medium to High residential. The project has an existing operating apartment located on the western half of the property. The existing apartment complex is constructed with 224 apartment units consisting of studio, 1 bedroom and 2 bedroom units. The request is to increase the density to meet the needs of the current development patterns and begin construction.

The east half is currently vacant and has historically been used for storm flow. Because storm water flows have changed; the necessity for the property to remain vacant has diminished enough to permit construction of a portion of the property now, with the remaining property to be constructed as additional storm improvements are constructed. The owners have been conferring with the Nevada Department of Transportation (NDOT) to determine what area of the vacant property can be constructed. A drainage study has been approved by NDOT and is currently under review by the City of Las Vegas.

The approved request would allow the project to provide the highest and best use of the site (as it is encumbered by multiple issues). First, the property is adjacent to an approved high density residential use to the north. The property is partially built on the west half so no additional units will be constructed, except for additional parking to be added where needed. The vacant portion is buffered from the existing residential to the west by the existing 2 story apartment buildings. The property to the north is vacant and has a General Plan designation of High Density Residential with a zoning designation of R-4. To the east is US-95. To the south is the Alexander Road overpass with existing residential further south.

The property is an in-fill project with existing infrastructure surrounding the property. Alexander Road is fully constructed; the existing apartment complex is currently on City



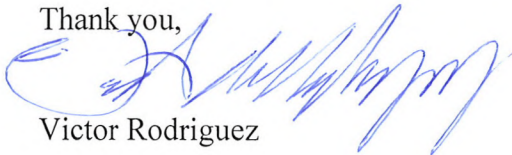
GPA-37614
04/22/10 PC

utilities and fire line. There are existing schools and parks within close proximity and the utilities on site are oversized in anticipation of the additional construction.

The proposed Amendment is consistent with several of the City of Las Vegas Policies. In Policy B3 the site is designated for a multi family development with the existing development construction in 1994. The project meets or exceeds Policy B3.1 with the existing 2 story buildings buffering the new proposed 3 story buildings from the existing single family residential to the west, an approved R-4 multifamily development to the north, US-95 to the east and the Alexander overpass to the south. Existing mature landscaping also buffers the residential to the west. Additionally, the height of the new building exceeds the 3 to 1 setback requirements required. The proposed project meets Policy B3.2 with the access to the site from Alexander Road, a fully developed 100 foot right-of-way. The project exceeds Policy B.3.3 with mature landscaping buffering the existing multifamily buildings from the single family residential to the west. The proposed project conforms to Policy B.3.4 with the existing complex currently being served by the City of Las Vegas sewer and water.

We believe that this project is in keeping with the plans and policies of the City of Las Vegas and will be a valued asset to the City. We respectfully request your approval of the General Plan Amendment. If you have any questions please feel free to call me at 267-7860.

Thank you,



Victor Rodriguez

RECEIVED
MAR 09 2010

GPA-37614
04/22/10 PC