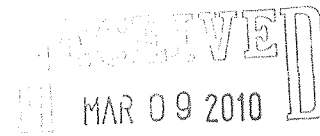




4080 West Desert Inn Road, W-112
Las Vegas, NV 89102
(702) 222-4747 Fx (702) 248-9421

March 5, 2010

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



RE: Zone Change Justification letter

To Whom it may concern,

Please accept this letter as the justification letter for a land use request as follows: The property owners of the Quail Tree Apartments are requesting to change the Zoning from R-3 to R-4 multi family residential. The project has an existing operating apartment complex on the western half, with 224 apartment units consisting of studio, 1 bedroom and 2 bedroom units. This request consists of developing the vacant portion of the site with 19 new 1 and 2 bedroom apartments and retro fitting the existing portion with additional parking. Upon completion of the third phase, including 8 new multi family buildings, additional parking and full landscaping. the density will be approximately 32 units per acre including phase 1 when fully developed.

The property is planned to be constructed in two phases. Phase 2 is planned to be improved immediately with Phase 3 constructed after the new Nevada Department of Transportation (NDOT) drainage channel is completed. Phase 2 improvements include four new apartment buildings with associated parking and landscaping. Phase 3 will include an additional four apartment buildings with associated parking and landscaping. Due to the current drainage conditions, phases 2 and 3 cannot be built at the same time. There are no plans to alter the phase 1 portion of the site other than to modify surface drainage and install additional parking. The owners have been working with NDOT to mitigate the drainage impact and have given preliminary approval of a drainage study and plan. The City of Las Vegas as already had a first review of the drainage study.

The east half is currently vacant and has historically been used for storm flow. Because storm water improvements 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 when additional storm water improvements are constructed. The owners have been conferring with the 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 request is to allow the project to provide the highest and best use of the site (as it is encumbered by multiple issues). The property itself is long and irregular. This limits the amount of ground area that can be built upon. The storm water that will still flow by the site will restrict the owners from fully developing

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the site in the interim. There is a planned storm drain that will restrict a portion of the south side of the site until NDOT constructs additional improvements. This restriction adversely encumbers the owner's right to fully develop the site.

The proposed zoning from R-3 to R-4 will conform to the General Plan with passage of the General Plan Amendment requested with this application. The project will be an allowed use with passage of the zone change request and is compatible with the surround land uses. While the request is to increase the density on the property it does not attain the highest density possible of 50 units per acre. The owners of the property have been in the Las Vegas Valley for generations and have been developers almost as long. They understand the changing patterns in the community and in development and are now asking for this request to meet the changing patterns.

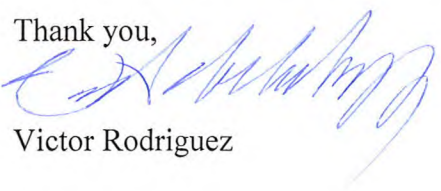
The property is an in fill project with existing infrastructure surrounding the property. Alexander Road is fully constructed; the existing apartment complex is currently on City utilities and Fire line. There are existing schools and parks within close proximity and the utilities on site are oversized in anticipation of the additional construction.

The project will not adversely affect the surrounding neighborhood. First, the property is adjacent to an approved High density residential use adjacent to the north. The property is partially built on the west half so no additional units will be constructed but additional parking will be added. 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 with a sound wall buffering the residential further east. To the south is the Alexander Road overpass with existing residential further south.

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 Zone Change requested. If you have any questions please feel free to call me at 267-7860.

Thank you,


Victor Rodriguez



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