

February 17, 2011

City of Las Vegas Planning Department
333 North Rancho Drive
Las Vegas, Nevada 89107

**Re: Justification Letter for
Lone Mountain Senior Apartments, SUP, SDR, Waivers, & Variance**

To Whom it May Concern:

Impulse Civil Engineering represents Ovation Development (the Applicant). We are respectfully requesting a site development plan review, special use permit, exceptions, waivers, and a variance for a proposed senior housing project generally located on the southeast corner of Lone Mountain Road and Rainbow Boulevard, particularly known as APN: 138-02-101-015 (the Site). The Site is approximately 1.77 acres with a proposed 75 unit building. In conjunction with the site development plan review, the Applicant is seeking a special use permit, waivers and a variance.

Special Use Permit to Allow Senior Housing

The Applicant is proposing a senior housing project. Senior housing is an appropriate use within a C-1 zoned district with a use permit. There is a multi-family, R-3 development located just south of the Site. A senior housing development located near commercial uses and other multi-family uses are compatible. The Applicant is seeking a waiver from the following special use permit requirements. Since there is a shortage of senior housing in the Las Vegas Valley, these waivers are appropriate because the project will be primarily residential with no commercial uses open to the public.

- "The use shall be developed and operated only in connection with ground-level nonresidential development. In the case of a multi-floor structure, the apartments themselves must be located above the ground floor, but access ways, entryways and community rooms may be located on the ground floor."
- "The primary resident or guest entryway to the apartments must be independent of ground floor commercial uses, and must be directly accessible from and oriented to a street."
- "The overall architecture of the front elevation shall highlight the difference in uses through variations in volume and proportion, and shall be treated as a cohesive whole through finishes and colors."



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Site Development Plan Review

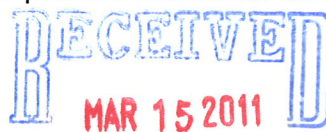
The Applicant is proposing a 75 unit senior housing project. Approximately 23 units will be located on the first floor and approximately 26 units will be located on the second and third floors, respectively. The proposed development provides easy access off of Rainbow Boulevard with an "exit only" sliding gate onto Lone Mountain Road. The Applicant is proposing to reconfigure the west bound left turn lane in Lone Mountain Road at Rainbow Boulevard to facilitate the proposed configuration. The multi-family building will be three (3) stories and approximately 39' in height. The building will have elevator access to the living units. The site design and architecture are consistent with the existing multi-family units to the south. Additionally, the Site will provide amenities such as a pool and spa, facilities for meetings and social gatherings, a game room, a salon, exercise room and a library/computer room. There will also be a common area kitchen available for residents' use during social events.

The Applicant is seeking exceptions for the following requirements:

- Parking lot landscaping. In order to reduce parking deficiencies, the Applicant cannot provide landscape diamonds within the parking lot.
- Landscape buffer along Rainbow Boulevard. There is an existing NV Energy easement 21.5 feet wide along Rainbow Boulevard behind the curb with existing overhead power facilities. NV Energy will not allow trees within their easement. We are providing a 30-foot setback to facilitate the required 24" box trees at 20-feet on center, they just will not be located within the landscape buffer.

The Applicant is also seeking the following waivers:

- Multi-Use Trail Landscaping requirement on Lone Mountain Road. Due to the bus turn out transition and existing Site conditions, there are areas where the Multi-Use Trail will not provide the five foot (5') transition strip. However, the ten foot (10') public transportation trail path and the five foot (5') private landscape strip are provided on Lone Mountain Road between Rainbow Boulevard and the property line.
- Reduced landscape buffer. Due to the parking requirements and the odd shape of the site, the six foot (6') landscape buffer cannot be maintained throughout the site. It is reduced to three feet (3') where the entrance flares out and to zero feet (0') where the parking stalls are adjacent to the property line at the southeast corner. This comprises of approximately fifty linear feet (50 lf) where a reduced landscape buffer is requested resulting in a reduction of approximately one hundred and fifty square feet (150 sf) of landscape area. In the southeast corner of the site, we have an opportunity to provide additional landscape area with the



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parking configuration, resulting in approximately one thousand nine hundred square feet (1,900 sf) of landscape area beyond the six foot (6') landscape requirement.

Variance for Parking

The Applicant is requesting a variance to the parking requirement. We are providing 56 parking spaces where 57 are required. Due to the odd shape of the site, a parking configuration that provides 57 spaces is not supportable. This request is a reduction of less than 2% of the required parking. The required number of handicapped stalls are being provided.

We thank you in advance for your time and consideration of this matter. Should you have any questions or concerns, please feel free to contact me.

Sincerely,
Impulse Civil Engineering



Peter J. Laas, P.E.
Principal

cc: Jan Goyer, Ovation Development

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