

May 27, 2014

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

**Re: Justification Letter for
Lone Mountain Senior Apartments Phase 2, SUP, SDR, Waivers, Variance, &
Exceptions**

To Whom it May Concern:

Impulse Civil Engineering represents Ovation Development (the Applicant) on behalf of Lone Mountain Seniors LLC and David & Jessica Livingston. The Applicant is currently negotiating with their partners on the development of this project and all parties are aware of this request. 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: 138-02-101-002 (the Site). The Site is approximately 1.25 acres with a proposed 60 unit building. In conjunction with the site development plan review, the Applicant is seeking a special use permit, waivers, variance, and exceptions.

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 adjacent to the south of the Site, a proposed Senior housing project located adjacent to the west of the Site (SUP 41039, SDR 41043), and existing commercial located to the east 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.”

Site Development Plan Review

The Applicant is proposing a 60 unit senior housing project. Approximately 20 units will be located on the first floor and approximately 20 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.

The Applicant is seeking the following waivers:

- 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 a proposed finger of parking is proposed at the southwest corner. This comprises of approximately seventy linear feet (70 lf) where a reduced landscape buffer is requested resulting in a reduction of approximately four hundred and twenty square feet (210 sf) of landscape area. In the southeast corner and the northeast corner of the site, we have an opportunity to provide extensive landscape areas with amenities. In addition, the required trees that would have been planted in this location are provided throughout the site.
- Elimination of the required six foot (6') landscape strip along the east property line of the Site and the west property line of the adjacent parcel (138-02-101-015). Since SDR 41042 and this project will act as a single project with shared amenities and access, the required landscape strip does not serve a purpose. Time to permitting and funding restraints prohibit the ability to combine the two

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parcels. This waiver allows us to open up the current site plan and provide additional usable open space.

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