

Seventy Acres LLC  
1215 S. Fort Apache Rd., Suite # 120  
Las Vegas, NV 89117

November 24, 2015

Mr. Tom Perrigo, Planning Director  
Mr. Peter Lowenstein, Planning Section Manager  
City of Las Vegas  
Department of Planning  
333 North Rancho Drive  
Las Vegas, NV 89106

Re: Alta/Rampart Justification Letter for GPA, Rezoning and SDR

Dear Mr. Perrigo and Mr. Lowenstein,

We hereby submit a request for a:

- General Plan Amendment (GPA);
- Rezoning; and
- SDR.

General Plan Amendment

The subject property represents a 17.49 acre portion ("17 Acres") at the Alta/Rampart corner of a 70.52 acre parcel (the "Land"). The Land's zoning designation is R-PD7 and under the General Plan is PR-OS. The 17 Acres is in the process of being subdivided into a separate parcel and will have its own APN.

- We are requesting that the General Plan classification on the 17 Acres be changed from PR-OS to H.

The Land is NOT A PART of any common interest community CC&Rs, nor is it permitted as annexable property with the CC&Rs of adjacent properties, nor is it in any way under the control of the HOAs in the adjacent properties.

The City of Las Vegas Unified Development Code provides in Section 19.10-050 (C) (in pertinent part and emphasis added):

- 1. Single-family and multi-family residential and supporting uses are permitted in the R-PD District to the extent they are determined by the Director to be consistent with the density approved for the District and are compatible with surrounding uses. ....*
- 2. For any use which, pursuant to this Subsection, is deemed to be permitted within the R-PD District, the Director may apply the development standards and procedures which would apply to that use if it were located in the equivalent standard residential district.*
- 3. For purposes of this Subsection, the "equivalent standard residential district" means a residential district listed in the Land Use Tables which, in the Director's judgment, represents the (or a) district which is most comparable to the R-PD District in question, in terms of density and development type.*

The 17 Acres are adjacent to the One Queensridge Place high rise condominium towers and the Sir Williams Court office complex and event center. The proposed project on the 17 Acres is comparable, in terms of development type, to the adjacent properties.

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**REZONING**

In conjunction with the GPA:

- We are requesting that the zoning on the 17 Acres be changed from R-PD7 to R4.

**SDR**

In conjunction with the GPA and Rezoning requests as described above, a simultaneous SDR is being submitted. This yet to be named 720 Unit luxury rental condominium project, located at the southwest corner of Rampart Boulevard and Alta Drive will fulfill a much needed residential niche in this huburb.

The project:

- Particulars are reflected in the various Exhibits provided in conjunction with this filing.
- Comprises 17.49 acres.
- Will consist of up to 720 dwelling units with a planned mix, (which mix may slightly vary as construction documents are prepared and finalized), of 5% Studios, 55% One-Bedrooms, 35% Two-Bedrooms and 5% Three-Bedrooms. The units will be housed in four 4-four story, Type-V buildings.
- Has four buildings configured so that the units are wrapped around three or more sides of multilevel parking; these parking structures are in lieu of typical less appealing exterior parking fields at-grade. This design allows for more intimate outdoor open spaces nestled among building wings and fingers that extend out from the main linear portions of the buildings creating a resort like setting. The buildings will also contain courtyard-like reliefs.
- The 17.49 acres lay significantly below the podium elevation of One Queensridge Place. Its design utilizes the land's unique topography to maintain the top of the projects buildings at an elevation of not higher than 2,748', the same elevation as the podium level of the adjacent One Queensridge Place condominiums.
- Primary "entry driveway" off Rampart Boulevard is at the center of the site, running westerly arriving at the complex's office and main recreation area with a single-story clubhouse as its terminus. Two additional, amenity areas are provided to serve the open space and recreation needs of the project residents.
- Contains a northeast-southwest "main street" that will continue to the west connecting into Alta through Clubhouse Drive.
  - The northeast-southwest "main street" intersects with the "entry driveway" forming a traffic circle and establishing an urban pedestrian and vehicular thoroughfare that promotes site connectivity and continuity.

Taking cues from the adjacent One Queensridge Place condominiums architecture and landscape designed in a decidedly French/Art Nouveau style, the proposed architectural style for this yet to be named project is inspired by the late 19<sup>th</sup> century Parisian Second Empire style. This eclectic mix of earlier European styles is primarily known for its use of steep Mansard roofs often articulated with a single or double row of playful dormers, a clear definition of base, middle and top, and the use of projecting balconies, "Juliettes", as well as decorative railing.

Landscaping will be commensurate with the same plant types as One Queensridge Place to provide continuity among the adjacent properties.

The French architectural influences along with this proposed "urban" residential lifestyle will greatly complement the existing mix of uses in the project's vicinity including Tivoli Village at Queensridge, Boca Park, Suncoast and One Queensridge Place. The contribution of this project to this huburb is a significant creation of a truly pedestrian-oriented, mixed-use environment, one that encourages residents to leave their cars behind and experience a lifestyle focused on walkability, sustainability, and a healthy balance of live, work, and play all in close proximity.

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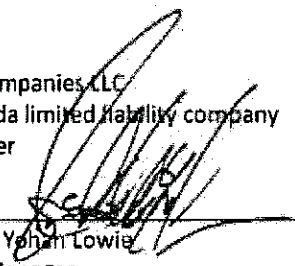
Key Factors in Support:

- The project fills a void, left in the marketplace due to the recession, for quality condominium projects;
- The utilities are already available in and around the property;
- The project is suitable for the available traffic capacity in the area;
- Public transportation is readily available at the Alta/Rampart intersection;
- Mutually beneficial to commercial and retail businesses at corner of Alta/Rampart; and
- Comparable and complementary to adjacent properties.

Thank you in advance for the City's consideration. We look forward to working with the City and our neighbors in bringing this project to the community.

Seventy Acres LLC

By: EHB Companies LLC  
a Nevada limited liability company  
Their: Manager

By:   
Name: Yohann Lowie  
Its: Manager  
Date: 11 24 15