LARRY R. NELSON, P.E.
President

- STRUCTURAL
- CIVIL
- SURVEY
- PLANNING

Project #: 818-021-111

February 5, 2013

City of Las Vegas Current Planning
333 N. Rancho Drive
Las Vegas, NV 89106

Attn: Mike Howe

**Re: Westcliff Pines Phase 2 – Senior Apartments**
**(SDR-44166)**
**APN# 138-28-401-021 (portion of)**

Dear Mr. Howe,

On behalf of our client Nevada H.A.N.D., Inc. we are pleased to submit this justification letter for a Site Development Plan Review for the proposed Westcliff Pines Phase 2 development. Westcliff Pines Phase 2 is a proposed 3.375 acre 80-unit (23.70 du) senior apartment building located on the north side of Silver Sky Drive approximately 330 ft. West of Roland Wiley Drive.

Nevada H.A.N.D. is proposing to develop 80 one and two-bedroom senior rental apartments in one three-story building specifically designed for low-income senior citizens in the Las Vegas valley. Westcliff Pines Phase 2 is the second phase of a three phase project which includes Westcliff Pines a 40-unit building and a 4,500 s.f. recreational building that serves only the residents. Westcliff Pines exists approximately 900 feet to the east. Westcliff Pines Phase 2 will have its own 5,456 s.f. recreation building.

Nevada H.A.N.D. is requesting waivers of some landscape requirements. (see attached letter). These waivers are being requested base on experience with Nevada H.A.N.D.s existing developments in the Vegas area. We feel that this development will be compatible with the surrounding area, and is in conformance with the master plan designation for this parcel. The parcel is currently zoned R-3 which allows up to 25.49 units per acre. Therefore we respectfully request that staff recommend approval for this Site Development Plan Review.

If you have any questions or comments, please feel free to contact me at your earliest convenience.

Sincerely,
L. R. NELSON CONSULTING ENGINEERS, INC.

Richard Turner
Department Manager

**NEVADA**

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**SDR-48272**

We consider landscaping to be one of the most important features of our apartment communities, both from an aesthetics point of view, but also as a green or sustainable element.

We have been creating communities in the Las Valley for seventeen years, and have learned many things. For example, there is a plant palette that thrives in the desert environment; there are long term issues that can be ameliorated with attention to detail at the time of front-end planning; you need patience to let plants grow healthily; and your resident needs and behaviors should be taken into account.

For these reasons we are requesting exceptions and waivers by way of reductions from requirements related to landscape islands, plant quantities, and spacing.

This site development includes three building; an 80 unit senior apartment building, a 40 unit apartment building, and a recreational leasing building commonly shared by all. The 100' wide diagonal utility easement across the site presents challenges.

We have been before you several times already as this development was evolved. The parcel map split is a condition of financing and which we're working towards finalizing this spring. As this plan has taken final shape, we have had new constraints place on the property. For example, NVEnergy informed us that there are planting limitations within their overhead transmission easement. Additionally, they notified us of service vehicle pad zones that have restrictions. This has caused us to revisit the landscape design in its entirety, and take into account all utilities, structures, and the City of Las Vegas Unified Development Code-Title 19.

So we started over and went through the following process:

1. A specific plant palette was established; plants that do well in this climate; variety in size and shape; deciduous and evergreen; fall color show; seasonal flowering; pest resistance; low maintenance.
2. We plotted in background all underground utilities to avoid planting over top of piping that may need servicing in the future.
3. Identified areas where it was desirable for shade, privacy, and screening.
4. Plant size "at maturity" was determined and that sizing is shown on the plans.
5. Security issues expressed by seniors were taken into account, thus shrub hedging has been discouraged (see photo #).

City of Las Vegas Unified Development Code Title 19 requirements:

| Code reference | Description | Area | Required Tree/Shrub | | Proposed Tree/Shrub | |
|---|---|---|---|---|---|---|
| | | | W2 | W3 | W2 | W3 |
| 19.06.040 F.8.a | Buffer 20'oc | South perimeter | 0/0 | 12/48 | 0/0 | 8/32 |
| 19.06.040 F.8.a | Buffer 20'oc | East perimeter | 17/68 | 15/60 | 17/68 | 5/20 |
| 19.06.040 F.8.a | Buffer 30'oc | North perimeter | 12/48 | 0/0 | 10/40 | 0/0 |
| 19.06.040 F.8.a | Buffer 20'oc | West perimeter | 28/112 | 5/20 | 16/64 | 11/44 |

| | | | | | | |
|---|---|---|---|---|---|---|
| 19.08.110 C.12.a.i.B | One per six | Uncovered parking | 3/12 | 6/24 | 4/16 | 6/24 |
| 19.08.110 C.12.a.i.A | One each end | End of parking row | 10/40 | 8/32 | 6/24 | 6/24 |
| N/A | Not required | Interior areas | 0/0 | 0/0 | 36/144 | 10/40 |
| | | Totals | 70/280 | 46/184 | 89/356 | 46/184 |

Please consider for approval of the following items:

1. Relocate 50% of the required perimeter landscape buffer shrubs to interior spaces. *Most of the shrubs selected have a mature width of 4' to 6' when matured and non-shaped. We're discouraging hedging for security reasons. If canopy coverage is the under-riding theme, we'll accomplish this by maintaining the overall count.*
2. Increase the west perimeter landscape buffer tree spacing from 20'oc to 40'oc, adjacent (400lf+-) to neighboring carports. *There is sufficient separation (160lf+-) between residential structures.*
3. Eliminate east perimeter landscape buffer tree requirements from the first 80lf (south to north) due to utility, drainage, and marketing view from street. *This area is full of underground utilities and drainage channels, thus root and utility service damaged can be reduced.*
4. Eliminate south perimeter landscape buffer tree and shrub requirements from the first 30lf (east to west) due to utility conflicts. *This area is full of underground utilities, thus root and utility service damage can be reduced.*
5. Waive requirement for landscape buffer requirements between two parcels. *Whereas there are two legal owners, the property is operated as one with cross access agreements and sharing of common facilities. The intent of landscape buffering is not applicable.*