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**DATE:** December 12, 2017  
Revised February 21, 2018

**TO WHOM:** City of Las Vegas Planning Department

**PROJECT:** Sky Pointe Apartments  
Apn 125-21-202-001  
Ward 6

**ITEM:** Justification Letter  
Site Development Plan Review  
Variance of Development Standards  
Waiver of Building Height

The proposed project is located in the Town Center Development within the Suburban Mixed-Use Land Use (SX-TC) and proposed Medium Residential not to exceed 25 units per gross acre. The gross acre is 3.74 with a maximum of 94.5 units whereas 82 apartments are proposed. This site has a unique character of a triangle that is between commercial and multifamily projects on a Town Center arterial street parallel to I-95.

The units are within 2 buildings four story 45'-8" in height and 1 building three story 35' in height where 55' is allowed. The buildings are flat roofs with floor to ceiling fenestration, and elevator for the four story buildings and fire sprinklers. The offices, recreation lounge and gym are located in the three story building adjacent to the outdoor pool area and dog park.

The Town Center ordinance limits commercial buildings to two stories in height in the SX-TC designation, however does not specifically address the multi-family building height. We are requesting a waiver of building height to allow four stories and three stories for this project. This site has an unusual site configuration and with the proximity to I-95 and lower profile justifies this request.

The open space requirement of 20% is exceeded with 32.9%.

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The two variances requested are for three trees at the end of three interior rows of covered parking and a reduction in parking from the required 137 spaces to 123 spaces, less than 8%. To mitigate the reduction in parking, greatly caused by the unusual site, 1 handicapped and 30 single car garages and 56 storage units are provided. All parking spaces are covered.

The landscaping along Sky Pointe Drive is the required 10' with trees at 30' o/c and four shrubs per tree with a mix of vegetation and gravel ground cover. With the exception of three trees in the interior parking the landscaping is in full compliance with Title 19.

We are also providing the 20' trail on the north property line and dedication of all easements will be provided.

Dumpsters are provided throughout the site.

The design is homogeneous to the surrounding area, low in profile with a mix of 42 one bedroom one bath 740 square foot units and 40 two bedroom two bath 1092 square foot units.

Sincerely,

Dennis E. Rusk

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