



May 18, 2016

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

RE: JUSTIFICATION LETTER FOR GENERAL PLAN AMENDMENT

To Whom This May Concern:

We are requesting a General Plan Amendment on the following:

APN#: 125-27-610-001 from Office (O) to C-1

APN#: 125-27-610-024 from Office (O) to C-1

This will allow for the development off a 24 bed Skilled Nursing Facility to support related requests for Memory Care Facility on Parcels 125-27-610-003, 004, 005, 006, 020, 021, and 022. This facility will support the Memory Care Facility and provide a higher level of care to patients in the Memory Care Facility when required. This allows for the continuum of care for patients without transplanting them to a foreign facility. This will be designed to be harmonious with the surrounding area and the Memory Care Facility. We believe this to be a great transitional use to from residential to commercial and believe that the placing this facility at the corner of Tenaya Way and Azure Drive is appropriate. There is commercial development on the NW and SW corners and professional office on the NE corner. As you travel east on Azure, it rapidly becomes residential, so this is an appropriate transitional use. It's commercial by definition, but residential in appearance. We are requesting the support of city planning and city council.

We are aware of the requirement for a neighborhood meeting and have started design of the facility, so that we can show the neighbors what is being planned for these parcels prior to June 27, 2016.

Please contact me for any additional information or if you have any questions.

Thank you,

Benjamin Girardin, AIA, NCARB, LEED AP
Principal Architect

801 Las Vegas Blvd. South, Suite 150
Las Vegas, Nevada 89101

GPA-64834 and ZON-64833

P. (702) 835-7000
P. (702) 835-7001
PRJ-64769
05/31/16