

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

RE: Justification Letter for Rezoning
APN # 161-30-501-002

May 20, 2016

The subject property is a rectangular undeveloped 1.26 net acres located on the southeast corner of N. Sandhill Road and E. Owens Avenue in the City of Las Vegas, Nevada.

Currently, the property is zoned RE and located in a Residence Estates District.

The abutting properties to the northeast is currently zoned Residence Estates (RE). Other properties to the east are currently zoned R2 in a Two Family Residence District.

The property to the south is zoned Residence Planned Development District (R-PD15). An existing 30 unit Multi Family development is located on the property. However, the ingress driveway for this development is located on the subject property. Apparently, both properties were owned by the same entity and initially planned to develop together. As a result, the ingress access to both properties was placed on the subject property. The proposed site plan is designed to accommodate this common ingress driveway.

The request is to rezone the subject property to R3 Multi-Family. This rezoning conforms to the City of Las Vegas General Plan which is Medium Density Residential (M). R3 zoning, which is permitted in a Medium Density Residential (M) area allows 25.49 units per acre, thereby possibly allowing up to 32 units on the subject property. However, thirty (30) units are proposed with the intention to be rented as apartments.

A project Site and Landscaping Plan is being submitted with the Rezoning application. Shown on the plan is a detached sidewalk along N. Sandhill Road, a three (3) foot landscaping area (between the curb and sidewalk) and an easement to be dedicated for the sidewalk.

Based on the detached sidewalk along N. Sandhill Road, the required number of site parking spaces and other design measurements, in relation to the available property dimensions, the following exceptions to landscaping requirements are requested: 1.) No landscaping along the eastern property line adjacent the proposed parking 2.) No interior planters within this parking area.

ZON-64975 and SDR-64976

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Building setbacks, parking and other landscaping requirements shown on the proposed Site and Landscaping Plan are in accordance with R3 zoning per Title 19 of the Las Vegas Development Code

Again, this request is in conformance with the City of Las Vegas General Plan and Title 19 standards, and therefore, I request approval of the rezoning and exceptions to landscaping as noted.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Luis Gutierrez', with a stylized flourish at the end.

Luis Gutierrez, Manager
Sandhill Villas, LLC

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