

February 19, 2025

**VIA UPLOAD**

City of Las Vegas  
PLANNING & DEVELOPMENT DEPARTMENT  
495 S. Main Street  
Las Vegas, NV 89101

**Re: *Justification Letter***  
***Major Modification to the Lone Mountain West Master Plan, Zone***  
***Change, Site Development Plan Review, and Variance to Increase Wall***  
***Height***  
***APN: 137-01-301-012 (Hickman Ave./Jordanville St.)***

To Whom It May Concern:

Our Firm represents the Applicant with respect to a request for a major modification to the Lone Mountain West Master Plan, zone change, site development plan review, and variances for property located at the northwest corner of Hickman Avenue and Jordanville Street, more particularly described as APN: 137-01-301-012 (the "Site"). The Site is approximately 15 gross acres and approximately 10.7 net acres. The Applicant is proposing an affordable senior multi-family development consisting of 280-units.

**MAJOR MODIFICATION & ZONE CHANGE**

The Site is located in the Lone Mountain West Master Development Plan. The Site's current special land use designation within the Planned Community Development (PCD) is Public Facility (PF). The Applicant is requesting a major modification of the special land use designation from PF to Multi Family Medium (MFM). The Applicant is requesting the corresponding zone change for the Site from Undeveloped, Planned Community Development (U(PCD)) to Planned Development (PD). The major modification to MFM and zone change to PD will allow the Applicant to develop an affordable senior multi-family development.

A major modification to MFM and a zone change to PD are appropriate for the following reasons:

- (1) The Site is adjacent to the 215 to the east. A multi-family development is a good buffer to 215.

**24-0668**  
02/19/2025

- (2) Immediately south of the Site to Alexander Road are two multi-family developments. Therefore, a change to MFM and PD is compatible to existing developments in the area.
- (3) The City of Las Vegas recently approved 24-0561-TXT1 amending the provisions of the Lone Mountain West Master Plan to restore the maximum allowable density within the Planned Community Development designed areas. With this amendment to overall allowed density to the Lone Mountain West Master Plan, an MFM land use designation is compatible with the overall plan.

#### **SITE DEVELOPMENT PLAN REVIEW**

The Applicant is proposing to develop an affordable senior multi-family development. Access to the Site is from Hickam Avenue. The Applicant is proposing a controlled access gate at the main entry. The Applicant is requesting to reduce the throat depth to 42-feet to the entry gate call box. The reduced throat depth is appropriate for the following reasons:

1. Hickam Avenue dead-ends at the 215.
2. Except for this project, there are no other access points along Hickam Avenue east of Jordanville Street.
3. As an affordable senior development, the anticipated AM and PM peak traffic counts are minimal.

The multi-family development will have 282-units in 7 multi-family buildings. The unit mix is 193 one-bedroom units and 89 two-bedroom units. A central wash bisects the Site. The south side of Site will feature 4 multi-family buildings including the leasing/wellness center amenities. The north side of the Site features the remaining 3 multi-family buildings, pool area, and large gathering areas. There will be a drive aisle around the entire Site providing for ideal on-site circulation.

As mentioned, there are 7 multi-family buildings on the Site. They buildings are a mixed of two and three stories and range in heights from 28-feet 4-inches in height to 40-feet 7-inches in height. The two story buildings are adjacent to the single-family residential developments to the north and west of the Site. The three-story buildings are adjacent to the 215 and multi-family developments on the east and south side of the Site, respectively.

With respect to the elevations, the multi-family buildings show enhanced articulation to break up a monolithic look as well as providing enhanced finishes such as stucco trim, concrete roof tile, pop outs, and varying rooflines. In addition, the Site will provide outdoor amenities such as a pool/spa area, gathering areas, dog run, and natural use of the terrain. The indoor amenities will include a wellness center, computer room, leasing, and supportive services.

The project complies with all Title 19 requirements including parking and landscaping requirements.

24-0668  
02/19/2025

**VARIANCE TO INCREASE WALL HEIGHT**

The Applicant is requesting a variance to increase the wall height along various portions of the Site. The allowed maximum wall height is 10-feet with a 4-foot retaining wall. However, due to the significant slope of the Site, the Applicant is requesting the following increase in retaining wall heights:

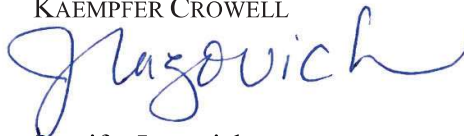
- Along the North – 21-feet
- Along the West – 20-feet
- Along the South – 8.5-feet

While the Applicant is requesting to increase the retaining walls heights, all the retaining walls are interior to the Site and are not visible from the right-of-way.

We thank you in advance for your time and consideration of this request. Should you have any questions, please feel free to contact me.

Sincerely,

KAEMPFER CROWELL



Jennifer Lazovich

JJL/ajc/amp

24-0668  
02/19/2025