

December 19, 2024

VIA ELECTRONIC UPLOAD

CITY OF LAS VEGAS PLANNING & DEVELOPMENT SERVICES
495 S. Main Street, 3rd Floor
Las Vegas, NV 89101

Re: Justification Letter – Amendment to SDR and Special Use Permit
APN: 139-18-410-016

To Whom It May Concern:

Please be advised this office represents the Applicant in the above-referenced matter. The proposed project is located on approximately 8.83 acres and is generally located on the southwest corner of Airport Drive and North Rancho Drive (the “Property”). The Property is more particularly described as Assessor’s Parcel Number 139-18-410-016.

By way of background, the Applicant previously submitted plans for a multi-family project which were approved via applications SDR-73295 and ZON-73294, as well as subsequent revisions which were approved administratively via application 20-0101-SDR1. The first phase of the project is completed and the second phase is under construction.

Since the construction of Phases 1 and 2, the Applicant has determined some minor changes are needed for the last phase of the project, located on APN 139-18-410-016. The changes include:

- The unit mix has changed, including a new three-bedroom unit where previously submitted plans did not have a 3-bedroom. This modification aims to offer a broader range of units and to respond to the demands of the rental market.
- An increase in the number of studio apartment units from 12 to 36. This modification is being implemented to meet the economic demand for more affordable apartment rentals, as studio apartments typically rent at lower rates.
- An increase in the overall total unit count from 224 units, at a density of 24.4 du/ac, to 252 units, at a density of 28.5 du/ac. The increase in units aims to enhance housing availability and address the housing crisis. The increased density remains below the overall allowable density for the Property.
- Reduction in provided parking spaces from 376 to 355. The previously approved plan included private garages that have been removed. Additionally, the project

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necessitated a redesign to comply with development standards regarding building clearances from sidewalks and parking canopies, in addition to incorporating suitable trash enclosures. Observations from similar projects indicate that many two- and three-bedroom units are often occupied by single tenants, thereby reducing the overall parking demand.

- The prior approvals included one (1) building at 2-stories, six (6) buildings at 3-stories, and six (6) buildings at partial 2- and 3-stories. Maximum building height is 38-feet.
- Increase in the square footage of the club house from 2,700 square feet to 4,994 square feet to allow additional space for necessary amenities.

The above listed changes require a new site development plan review, along with a special use permit to permit a maximum height of 38 feet, where 35 feet is permitted. Phase 3 of this development, located near the northwest corner of Smoke Ranch Road and Rancho Drive, on APN: 139-18-410-017, was approved by City Council for the same height increase from 35 feet to 38 feet on October 18, 2022. We are respectfully submitting the updated SDR and special use permit for review. Thank you in advance for your time and consideration regarding this application. Please feel free to contact me should you have any questions or concerns.

Sincerely,

KAEMPFER CROWELL



Elisabeth E. Olson

EEO/ldg

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