

***Baughman & Turner, Inc.***  
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May 12, 2021

**City of Las Vegas**  
**Department of Planning**  
333 North Rancho Drive  
Las Vegas, Nevada 89106

**Re: Vegas Decatur Multi-Family Apartments**

To Whom It May Concern,

Please let this letter serve as justification for a Special Use Permit and Site Development Plan Review for a proposed two-phase affordable housing apartment complex located near the southwest corner of Vegas Drive and Decatur Boulevard. The vacant 6.06-acre site is comprised of parcel APN 138-25-518-002.

The site is bordered by residential uses (R-3) to the west across Laurelhurst, commercial uses (C-1) to the north and south, and Fountain Park, a City of Las Vegas Park zoned (C-V) to the east. R-3 multi-family housing lies beyond the commercial strip to the south across Westmoreland. Residential (R-1) single family housing lies beyond the multi-family (R-3) to the west.

This request is to obtain a Special Use permit for a residential use (multi-family housing) with no commercial component within a Limited Commercial District (C-1). The City has indicated that this is a permissible land use under the C-1 umbrella. This land use is consistent with the surrounding uses.

The Site Development Plan Review is for two (2) four story apartment buildings that will have a total of 144 units. Phase 1 will consist of 28 one-bedroom and 12 two-bedroom units for a total of 40 units. Phase 2 will consist of 52 one-bedroom and 52 two-bedroom units for a total of 104 units.

The Vegas Decatur Apartments will provide affordable housing within walking distance of many amenities including shopping, parks, a golf course and schools. All the schools zoned for this project are within walking distance including Mc Williams Elementary School just west of the proposed apartments, Gibson Middle School east of the project on Washington Ave and Western High School which lies south of the complex on Decatur and Bonanza.

Bus Route 103 (Decatur) runs north/south adjacent to the site in Decatur Boulevard and Route 209 (Vegas/Owens) runs east west adjacent to the site in Vegas Drive on Weekdays only. Both routes provide convenient access to facilities and services beyond those within walking distance.

The apartment complex is surrounded by fencing and 8' to 10' of lush landscaping around the perimeter. Both Phase 1 and Phase 2 buildings provide a club house. Phase 2 build has a landscaped interior courtyard with bar-b-que and picnic areas.

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The product is a modern, affordable apartment. Architecturally, the building colors will be bright and inviting with warm earth tones of green, yellow, blues and brown. Each four-story building will offer its own elevator so that every resident has access to every unit. The buildings are buffered from the adjacent neighbors with landscape, parking and open space.

There will be sufficient parking as 238 parking spaces are required, and 241 spaces have been provided. Covered parking is provided for every unit.

This property is currently a vacant open lot and has been for many years. Construction of this apartment complex will perpetuate the ongoing re-development in this part of town bringing new life to the area. The landscaping provided in the site plan will help beautify an empty lot. With the current housing boom, there is a shortage of housing in general and affordable housing in particular. The proposed apartment complex will provide much needed affordable housing to the community.

Should you have any questions, please feel free to contact me at this office.

Sincerely,  
***Baughman & Turner, Inc.***



David S. Turner  
President

DST/po

Attachment

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