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May 20, 2022

VIA UPLOAD

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

**Re: Justification Letter – Calida Development
General Plan Amendment, Zone Change, and Site Development Plan
Review
APN: 125-35-301-021 (Rancho Drive/Rainbow Boulevard)**

To Whom It May Concern:

Our Firm represents Calida Development (the “Applicant”) with respect to a request for a general plan amendment, zone change, and site development plan review for property located at the northeast corner of Rancho Drive and Rainbow Boulevard, more particularly described as APN: 125-35-301-021 (the “Site”). The Site is approximately 12.05 acres. The Applicant is proposing a multi-family development consisting of 334-units along with a clubhouse and other on-site amenities for residents.

GENERAL PLAN AMENDMENT & ZONE CHANGE

The Applicant is seeking to change the general plan from Medium Low (ML) to High Density (H). The Applicant is requesting to rezone the Site from R-E to R-4. An R-4 zoning designation is an allowed zoning designation under H. The general plan to H and the zone change to R-4 will allow the Applicant to develop a multi-family development.

A change to the general plan to (H) and a zone change to R-4 are appropriate for the following reasons:

- (1) The Site shares a property line to the north, east, and south with a recently approved 207-lot single family compact lot development. The City of Las Vegas, at their August 18, 2021 hearing, approved the following:
 - a. 21-0332-GPA1 – Amending the General Plan from Commercial and Office to ML.
 - b. 21-0332-ZON1 – Rezoning from R-E to R-CL.

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- c. 21-0332-TMP1 – Allowing for the development of 207-lots.

The approval of the R-CL development provides for the appropriate buffer the proposed multi-family development along Rainbow Boulevard and the larger single family lot development to the east. Therefore, a general plan to (H) and a zone change to R-4 is compatible.

- (2) This Site is on Rainbow Boulevard and near Rancho Drive. Both streets are designed to accommodate increased traffic patterns.
- (3) The proposed project will provide the ideal buffer between Rainbow Boulevard and the R-CL lots to the west.
- (4) The proposed project will also provide a good transition from the large scale commercial shopping centers located Rainbow Boulevard to less intense single-family developments east of the Site.

SITE DEVELOPMENT PLAN REVIEW

The Applicant is proposing to develop a high-end multi-family development consisting of a 334-units. The unit mix is as follows: 236 one-bedroom units, 82 two-bedroom units, and 16 three-bedroom units. Importantly, the Site is meeting parking by providing 541 parking spaces. Additionally, the Site is meeting all landscaping, setbacks, and opens space requirements of Title 19.

Access to the Site will be off of Rainbow Boulevard. At the main entry will be visitor parking in front of the leasing/clubhouse building with gated access for the residents to the north and south. Importantly, the entrance to Site will align with the driveway on the other side of Rancho Boulevard. There will be a drive aisle around the entire Site providing for ideal on-site circulation. There are 2-multi-family buildings. The first building is an upside down “L” shaped building located behind the clubhouse building near Rainbow Boulevard and is 4-stories and approximately 47-feet in height. The second building is located on the eastern half of the Site and tiered down to 3-stories and approximately 35-feet in height. Both buildings meet the setback requirement to the developing single-family residential to the north, east, and south. Additionally, there will be a one-story, 16-foot tall clubhouse building closer to the south property line.

With respect to the elevations, the multi-family buildings will be enhanced by a spectrum of colors. Likewise, the elevations 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. Each apartment unit will have the following amenities: open floor plans, chef-inspired kitchens, granite countertops, hard surface flooring, full kitchen appliance package, and luxurious bathrooms and showers. Also, the Site will provide outdoor amenities such as a centralized pool/spa area as well as three-courtyard areas. The indoor amenities will include: a business center with classroom and facilities for meetings and social gatherings, and fitness center.

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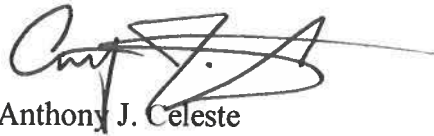
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We thank you in advance for your time and consideration of this request. Should you have any questions, please feel free to contact me.

Sincerely,

KAEMPFER CROWELL



Anthony J. Celeste

AJC/