

**KAEMPFER
CROWELL**

ATTORNEYS AT LAW

LAS VEGAS OFFICE

ELISABETH E. OLSON

eolson@kcwlaw.com
702.792.7000

LAS VEGAS OFFICE
1980 Festival Plaza Drive
Suite 650
Las Vegas, NV 89135
Tel: 702.792.7000
Fax: 702.796.7181

RENO OFFICE
50 West Liberty Street
Suite 700
Reno, NV 89501
Tel: 775.852.3900
Fax: 775.327.2011

CARSON CITY OFFICE
510 West Fourth Street
Carson City, NV 89703
Tel: 775.884.8300
Fax: 775.882.0257

June 14, 2022

VIA UPLOAD

COMPREHENSIVE PLANNING DEPARTMENT
333 N. Rancho Drive
Third Floor
Las Vegas, Nevada 89106

***Re: Justification Letter – Amendment to SDR
Leggera Development, LLC
APNs: 139-18-410-015 through 017***

To Whom It May Concern:

This firm represents Leggera Development, LLC (the “Applicant”) in the above referenced matter. The proposed project is located on approximately 33.47 acres on the corner of North Rancho Drive and Decatur Boulevard (the “Property”). The Property is more particularly described as Assessor’s Parcel Numbers 139-18-410-015 through 017.

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 now under construction.

Since construction of Phase 1, the Applicant has determined some minor changes are needed for the last phase of the project, located on APN 139-18-410-017. These changes include:

- The unit mix has changed, including a new three-bedroom unit where previous submitted plans did not have a 3-bedroom. The overall total unit count is not changing (308 units).
- This changes the parking analysis, which has been updated on the plans and still meets the parking requirement.
- The prior approvals included 10 buildings at 3-stories and 6 at 2-stories. The Applicant is now requesting 2 buildings to remain at 2-stories and 14 buildings to be 3-stories.
- The overall building height on the 3-story building are increasing to 38-feet where a 35 feet was approved.

22-0368
07/13/2022

Pursuant to our initial discussions with Planning staff, the request for the increase in height requires a new site development plan review. We are respectfully submitting the updated SDR for review and look forward to discussing in more detail during the pre-application meeting. Thank you in advance for your consideration. Please do not hesitate to let me know if you have any questions or concerns.

Sincerely,

KAEMPFER CROWELL



Elisabeth E. Olson

22-0368
07/13/2022