



June 30th, 2022

VIA UPLOAD

City of Las Vegas
Planning and Development Department
495 S. Main Street
Las Vegas, NV 89101

Re: Justification Letter- Modification to Towne Center Plans; Site Developmnet Plan Review for Attached Single-Family Development; and Tentative Map.

Portion of APN: 125-17-601-019 (NEC of Durango and US 95)

To Whom It May Concern:

Signature Homes as the applicant is proposing to develop an attached townhome single family residential development on the subject property located near the northeast corner of US 95 On-Ramp and Durango Drive, more particularly described as a portion of APN: 125-17-601-019 (the "Site"). The site is approximately 10.38 gross with only +/- 2.8 net useable due to current NDOT encumbrances. In conjunction with the site development plan review for the proposed development, the Applicant is also requesting a modification to the Town Center Plan and a tentative map.

MODIFICATION TO THE TOWN CENTER PLAN

The Site is currently planned Service Commercial (SC). Since the Applicant is proposing to develop an attached townhome single-family residential development, the Applicant is requesting to modify the Town Center plan from SC to Medium Low Attached (MLA). An MLA category permits a density of 8.1 to 12 dwelling units per acre as well as including a variety of housing mixes such as multi-plexes and townhomes. A change from SC to MLA is appropriate for the following reasons:

- Immediately to the east of the Site is commercial/retail center which would also be the main access point.
- The proposed townhome development is an ideal transitional buffer between the US 95 off-ramp to west and the commercial retail center to the east.

Therefore, an MLA planned area is compatible with the surrounding area.

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SITE DEVELOPMENT PLAN REVIEW

The Applicant is proposing to develop a total of 37-townhomes consisting of duplexes, tri-plexes, and four-plexes. The Site accessible from a private drive-aisle over portions of APN: 125-17-612-014 from Durango Drive. The development will be gated. The development will be 2-stories and 28-feet in height. The Applicant is proposing two different floor plans. One floor plan is approximately 1,725 square foot with three-bedrooms and a one-car garage and the second plan is approximately 1,958 square feet with three-bedrooms and a two-car garage. There will be an additional 14 visitor parking spaces.

TENTATIVE MAP

The Applicant is requesting a 37-lot, attached townhome development with five common lots matching the proposed site plan. Large portions of the Site comprising of the off-ramp and related areas are not part of the proposed development.

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

We appreciate your consideration.



Eddie Duenas
Vice President of Land
Signature Homes

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