



## PSWC Architects

ARCHITECTURE  
PLANNING  
INTERIOR DESIGN

February 1, 2023

City of Las Vegas Department of Planning & Zoning  
495 S. Main St., Las Vegas, Nv 89101

Subject: JUSTIFICATION LETTER FOR A SPECIAL USE PERMIT AND  
VARIANCE REQUEST FOR AN EXISTING 28 BED MEMORY CARE  
(CONVALESCENT CARE) FACILITY – LOCATED ON THE SOUTHWEST  
CORNER OF ELKHORN RD & JONES BLVD. AT 7195 JONES BLVD,  
LAS VEGAS, NV 89131

Assessor's parcel number: 125-23-502-008

To whom it may concern:

The proposed project is a new 4 sleeping room, 8 bed addition to an existing, state licensed, 28 bed memory care facility.

Currently the project has the following entitlements approved:

- Variance for a reduced landscape buffer on the east perimeter.
- Special Use Permit for a 24 bed Convalescent Care Facility with an administrative waiver for 28 beds.
- Variance (VAR-53671) to allow a 10-foot residential adjacency setback where 60 feet is required.

The project will require the following requests for approval:

- A Variance for a parking reduction from 16 spaces to 15 spaces.
- A Variance for a reduction in the rear building setback from 35' to 15' along the south property line
- A major amendment to the existing Special Use Permit (SUP) with a waiver to allow for more than 25 beds per acre to allow 36 beds total.

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- A major amendment to an existing Site Design Review (SDR-53497)

This addition we feel will benefit all residents in the Las Vegas Valley, especially in the local area as there is a need for additional memory care beds in the valley while incurring very minimal impact on the local neighborhood.

## DEVELOPMENT OVERVIEW

### Architectural Features:

The addition is designed utilizing compatible exterior finishes to the existing memory Care facility to seamlessly integrate with the building while not impacting the overall residential look at the facility.

### Site Design Features:

The site currently is fully developed in compliance with the Title 19 zoning code, the existing approved Special Use Permit as well as an existing Variance to reduce the corner setback from 15' down to 11'

The proposed addition of just under 1,400 s.f. will be partially constructed under the existing rear patio, and extended to be flush with existing building sides.

The only proposed revisions to the site will be to accommodate the new addition, revise the existing rear concrete walk as well as modify the existing landscape area only directly under the area of the addition.

No other site alterations are proposed at this time.

### Variances requested:

#### Reducing the rear setback:

The Title 19 rear building setback for R-E zoning is 35' for buildings and 15' for covered patios. Our proposed design will require a reduction of the rear setback from 35' to 15' to align with the existing hard-walled covered patio. From a visual standpoint the proposed addition will have a very minimal impact on the aesthetics of the building when compares with the current structure. We believe this variance request will provide very little impact to the adjacent R-E zoned lot, especially considering the lot to the south is infrequently utilized horse stables and corrals and the lot to the west is used for personal storage at the rear lot. The view from the street (impacting Jones Blvd. only) will be very difficult to distinguish the new addition from the existing building. Due to the current use of the building the rear yard area is infrequently utilized, therefore the proposed addition would better utilize the space for beds.

Parking reduction:

1930 VILLAGE CENTER CIR.  
#3-475  
LAS VEGAS, NV. 89134  
TEL : (702) 259-0011  
FAX : (702) 259-6380

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The proposed addition will need a reduction of approximately 1 parking space from the required 16 spaces to the existing 15 spaces. Over the last 5 years of successful, nearly full occupation, the parking demand has always been much less than the 15 spaces on the site. Based on this we feel the variance is warranted and the parking reduction will not impact the adjacent neighbors.

Special Use Permit Revision (Major Amendment):

The current Special Use Permit conditions as well as Title 19 provide for a maximum of 25 beds per acre for convalescent care facilities located in R-E. The increased in beds for this project from the approved 28 beds to 36 beds will require revisions to the existing Special Use Permit. We believe this increase is justified not only due to the community needs for additional beds but also the low impact this facility has had on the local neighborhood. It is our belief that the additional 8 beds will have no significant impact on the local neighbors, the local community nor the facilities residents.

The additional beds will all be added in compliance with local, state and federal regulations which includes mandatory licensing of this facility with the State of Nevada, Bureau of Health Care Quality and Compliance whom has very strict regulations for design and operation of these types of facilities. The proposed design exceeds these strict requirements and provide no negative effects to the residents.

Sincerely,



Corey Wissenback AIA, NCARB  
Project Architect

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