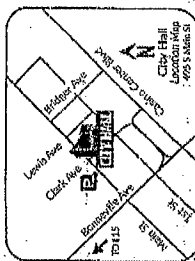


**NOTE: THE FOLLOWING DOCUMENTATION
WAS SUBMITTED FOR THE RECORD BEFORE
OR AT THE PLANNING COMMISSION HEARING
ON THIS ITEM WHICH IS NOW APPEARING
BEFORE THE CITY COUNCIL**

City of Las Vegas, Department of Community Development
495 South Main Street
Las Vegas, Nevada 89101

Return Service Requested
Official Notice of Public Hearing



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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

23-0135 and 23-0135-SDR1

Planning Commission Meeting of 05/09/2023

We cannot support water to any additional unit by-laws.

23-0135

13919811023

BASILAND HEIGHTS

PO BOX 270549

LAS VEGAS NV 8912

Water pressure

to support com

fire sprinklers

Date

Submitted after final agenda

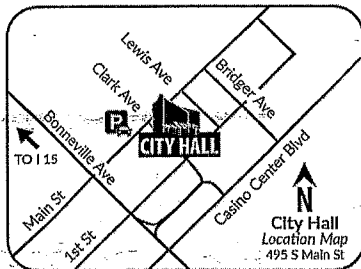
Item

519123

3/10/23

City of Las Vegas, Department of Community Development
495 South Main Street
Las Vegas, Nevada 89101

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I SUPPORT
this Request



I OPPOSE
this Request

Please use available blank space on card for your comments.

23-0135 and 23-0135-SDR1

Planning Commission Meeting of **05/09/2023**

RECEIVED

MAY 04 2023

City of Las Vegas
Department of Planning

We cannot supply
water to any
additional units, per our
by-laws, and per our water
allotment from the state.

23-0135

13919811023

EASTLAND HEIGHTS WATER ASSOC

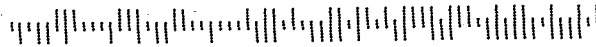
PO BOX 270549

LAS VEGAS NV 89127-4549

Water pressure is too low
to support commercial-grade
fire sprinklers.

31a-b
P

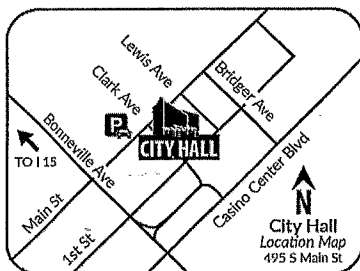
83 DRDGNP1 89127



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PAID
Las Vegas, NV
Permit No. 1630

City of Las Vegas, Department of Community Development
495 South Main Street
Las Vegas, Nevada 89101

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I SUPPORT
this Request



I OPPOSE
this Request

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23-0135 and 23-0135-SDR1

Planning Commission Meeting of **05/09/2023**

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MAY 04 2023

City of Las Vegas
Department of Planning

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Las Vegas, NV
Permit No. 1630

23-0135

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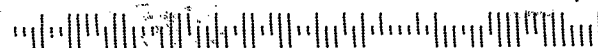
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1812 CYPRESS TRL

LAS VEGAS NV 89108-1906

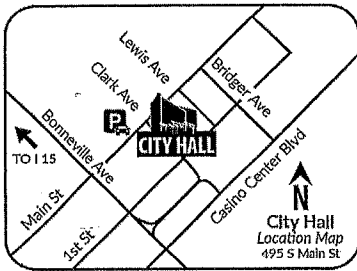
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City of Las Vegas, Department of Community Development
495 South Main Street
Las Vegas, Nevada 89101

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I SUPPORT
this Request



I OPPOSE
this Request

Please use available blank space on card for your comments.

23-0135 and 23-0135-SDR1

Planning Commission Meeting of **05/09/2023**

RECEIVED

MAY 09 2023

City of Las Vegas
Department of Planning

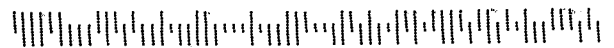
Not counted

Property owner /
applicant

23-0135
13919802002
FRANK ANDREW ETAL
AMIR TIFFANY F
1768 WILLOW TRAIL APT 1
LAS VEGAS NV 89108

31a-b
S

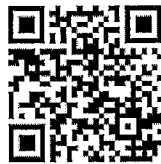
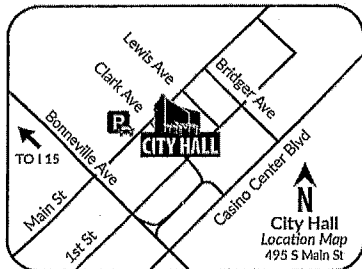
99 DRDGNP1 89108



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U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

City of Las Vegas, Department of Community Development
495 South Main Street
Las Vegas, Nevada 89101

Return Service Requested
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I SUPPORT
this Request



I OPPOSE
this Request

Please use available blank space on card for your comments.

23-0135 and 23-0135-SDR1

Planning Commission Meeting of **05/09/2023**

RECEIVED

MAY 09 2023

City of Las Vegas
Department of Planning

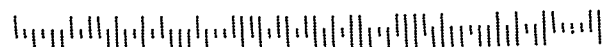
23-0135
13919801006
RODRIGUEZ-FLORES ANGEL FRANCISCO
& MARTHA ETAL
SALMERON-MEZA MARIANA ISABEL
1769 WILLOW TRL
LAS VEGAS NV 89108

Submitted after final agenda

31a-b
S

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Las Vegas, NV
Permit No. 1630

99 DRDGNP1 89108



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EASTLAND HEIGHTS WATER ASSOCIATION
1937 Catalpa Trail
Las Vegas, NV 89108

MAY 09 2023

City of Las Vegas
Department of Planning

City of Las Vegas, Department of Community Development
495 South Main Street, 3rd Floor
Las Vegas, NV 89101

RE: 23-0135 and 23-0135-SDR1

May 9, 2023

Eastland Heights Water Association is unable to supply water for the proposed addition of a two-story, 12 unit multi-family residential building.

Please note the following policies in place regarding multi-family, business, and use status changes of properties:

Excerpt from Articles of Incorporation of Eastland Heights Water Association:

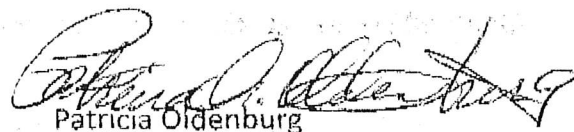
XL. *Eastland Heights Water Association shall not annex any additional areas for service. Water service shall be limited to those properties of record as of April 12, 1984.*

At the annual meeting held on February 23, 2006, the following motion was passed:

Effective March 1, 2006, water service to lots from Eastland Heights wells will only be provided for single-family residential/domestic use. New business use will be strictly prohibited.

At meetings of the Board of Directors of Eastland Heights Water Association, the interpretation and intention of these motions has been further clarified, due to restrictions on our water usage imposed by the State of Nevada.

In summation, Eastland Heights Water Association cannot provide water to any new properties/units after April 12, 1984 nor to any property whose use status changes after March 1, 2006. This includes the conversion of any single-family residence to a multi-unit or group-use home of any kind.



Patricia Odenburg

President, Board of Directors submitted after final agenda

310-b

Steve Swanton

From: Elizabeth Sorokac <esorokac@rsnvlaw.com>
Sent: Tuesday, May 9, 2023 3:21 PM
To: Sam Cherry; Jeffrey Rogan; donaldwwalshlv@gmail.com; trinityhs@yahoo.com; serenakasama@gmail.com; Anthony Williams; Jennifer Taylor
Cc: Steve Swanton; Michael Kalish; Rachel Lord
Subject: Item 31 - May 9, 2023 Planning Commission - Additional Information for your consideration
Attachments: 2023_05_07_Planning Commission Meeting - Support Letter (Project No. 23-0135).docx; Support letters.; E Maya support letter to the Planning C 05-07-2023.pdf; In support Mariana and Angel Flores Rodriguez.pdf; Kevin Sitgraves and Arnetta to the Planning C hearing on May 9 (2).pdf; Myrtle Denley letter to the Planning Commission 05-07-2023.pdf

CAUTION: This email originated from an **External Source**. Please **use caution** before opening attachments, clicking links, or responding to this email. **Do not sign-in with your City of Las Vegas account credentials.**

Dear Planning Commission,

My client has asked that I provide additional information for your consideration of Item 31 on this evening's agenda.

Attached please find the following:

1. Additional support statement from the applicant;
2. Support letters from residents of the existing units and the neighborhood;
 - a. There are six letters in support of the proposed project that are attached to this email

I look forward to seeing all of you this evening.

Liz

ELIZABETH M. SOROKAC, ESQ.



8965 SOUTH EASTERN AVENUE, SUITE 382
LAS VEGAS, NEVADA 89123

OFFICE: (702) 727-6258
FAX: (702) 446-6756
CELL: (702) 245-5075
EMAIL: ESOROKAC@RSNVLAW.COM
[HTTP://WWW.RSNVLAW.COM](http://WWW.RSNVLAW.COM)
VCARD: [CLICK HERE](#)

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Date: May 5, 2023

To: City of Las Vegas Planning Commission

Re: Project No. 23-0135: Letter in Support

Dear Planning Commission Members,

In light of the upcoming planning commission meeting on May 9, 2023 at which this project (no. 23-0135) will be discussed, we offer this letter of support to address concerns raised in the staff report and the neighborhood meeting that we voluntarily held on May 3, 2023.

As described below, we achieve the City's intended goals of R-3 zoning and will provide quality housing to the City's residents at moderate price points, especially needed because of the severe housing shortage and high rents Las Vegas is facing.

The proposed two-story structure fits well into this mixed-use zone, and we worked hard to achieve an aesthetically pleasing look. We've incorporated lots of landscaping by way of an internal courtyard and backyards and patios for our residents to enjoy. While we might not meet every letter of the code (we certainly strived for compliance), we are proposing other alternatives to meet the City's goals. It is extremely difficult to meet every code section on a property that dates back to the 1960s and comprises of three separate buildings.

We've also addressed below the questions raised at the neighborhood meeting we hosted for this project.

For all of the following reasons and those provided in our Justification Letter, we encourage the Planning Commission to approve this project.

THE COMMUNITY AT THE RESIDENCES AT MELODY

We have a true community here at The Residences at Melody. Current tenants care about each other and they offer to help one another. We are a minority and LGBTQIA+ friendly community. Our tenant demographics are as follows: 25% LGBTQIA+, 50% African-American, 75% minorities.

We are a clean community. Ever since the successful 2019/2020 expansion and redevelopment on this property, drug trafficking and criminal activity are not a problem in our area. Prior to our 2019/2020 expansion and redevelopment, we cooperated with the police to address the drug trafficking problem. Since we offer a better quality product (at moderate price-points), we've in



turn, attracted quality tenants. We don't have issues with our tenants, and we expect the same quality, diverse group of tenants to call the new project their home.

This community is our home! We live in one of the apartments. We are very happy with the community that formed and call many of the tenants of the community our friends. We've helped those in need, whether they need help getting computer set up for their first remote job, when their cars need a jumpstart or a power window fixed or giving them a ride home from the hospital when they have no one else to call or simple they just need to talk to someone.

Our current residents have seen the positive impact of our work, and are supportive of this project. We hope to welcome 11 additional families to our community soon.

R-3 ZONING and 2-STORY CONSTRUCTIONS

This area is a mixed-use area, with properties zoned for commercial (C-2), multi-family (R-3, R-4), and only one residential property (R-E). Our property is only one-block in from the main thoroughfare of Rancho Drive. It does not sit in the middle of single-story single-family homes. Adjoining the Northeast corner of our property, there is a commercial building for A/C repairs and other commercial uses that is the same height as a two-story building. Across the street from us on Melody Lane, there is a mechanic and a church. There are many two-story homes and buildings on the surrounding streets. Less than 0.2 miles from our property, there is a 2-story multi-family property, just a short walk down Primrose Path. Across Rancho, 2 to 3 story multi-family housing is being developed. (Please see zoning map and photo of mechanic shop and A/C repair shop at the end of this letter). As shown by the zoning and the actual use of the properties around us, this area is not a single-story single-family residential neighborhood.

Our property is zoned as R-3. Based on our lot size, this entitles us to build 25 units on the property. As the staff report prepared by the community development department notes, we are "permitted by right to build at this height" (referring to the two-story, 25-foot tall building).

The City, with an eye towards the future, zoned this area as R-3 in the late 60s and early 70s. The beauty of working with the City of Las Vegas is the foresight that the City has that it is an ever-growing metropolis. The City plans ahead. The freeways and roads are built wide to accommodate future capacity. So too are zoning decisions made.

Per chapter 17.16 (zone districts), "The purpose of the Multi-Family Residential (R-3) district is to provide for high density (approximately 25 dwelling units per acre) housing in multifamily structures and directly related complementary uses. The R-3 district is designed to allow *highly economical use of land* while creating an attractive, functional, and safe residential environment." This is exactly what we are trying to achieve!



To accommodate the City's intended goal, and to satisfy parking and landscaping needs, the only way to achieve R-3 is to build up. In fact, twice before on this very land (in 2009 and 2016), the planning commission staff recommended approval, and the city approved the construction of a two-story building (including granting exceptions and waivers for zero-foot landscape buffers). While we were eager to move forward on both prior occasions, we could not move forward in 2009 for personal reasons and in 2016 due to other project constraints (in 2009, my wife walked out and I was left to raise two teenage daughters on my own and didn't have the financial or mental ability to proceed with the project, and in 2016, the contractor and architect were unable to deliver on the permitted plans, we worked tirelessly to find someone else, but did not find a good partner to work with).

Now, we have a great partner with whom we successfully completed the 2019/2020 expansion and redevelopment. He is eager and excited to build this project.

The staff report's dislike for the two-story building is a subjective assessment, as the planning commission twice before has approved a two-story building on this property. As noted before, the staff recommended approval, and the planning commission approved site development plans twice before for a two-story structure. This neighborhood is an older area of Las Vegas in need of rehabilitation. There are many two-story structures in the area (see photos at the end of this letter). As noted above, our property is only one block in from the Rancho Drive; it is not surrounded by single-story homes on all sides (nor are the lots around us zoned for single-family homes). This building also better follows the Melody Lane street front as opposed to just a block in the center of the property. There also isn't a significant height difference between our existing single-story building and this proposed building, as we have a high parapet wall on the existing single-story structure.

We are working to achieve the goals of R-3 zoning. To the extent possible, we are trying to achieve all code requirements. Given the constraints with existing buildings on the property and the odd-shape of the lot, we have some challenges that a brand new construction on an empty lot would not face. While we may not meet every letter of the code (and we are requesting that the planning commission grant the necessary exceptions (see Conditions Page Two 23-0135-SDR1 Conditions approving a waiver and two exceptions)), we are providing good alternatives. We've landscaped an interior courtyard and walking path, and have created beautiful backyards for our residents to enjoy. The City has granted exceptions and waivers twice for us in the past, as well as, for our neighbors when it comes to landscaping, parking, etc.

Further, the proposed density (~25.5 units/acre) has not changed since the 2009 and 2016 proposed projects. In 2009 and 2016, 9 units were proposed on a smaller (0.72 acre) lot (it only



consisted of 3900 Melody Lane). Now, the lot (3900 Melody Lane and 1768 Willow Trail combined) is just shy of 1 acre.

Given the planning commission's staff's recommended approval, the planning commission's approval, and the City's approval of a two-story building in both 2009 and 2016, when clearly there was less need for housing, it would be inconsistent to deny this project when there is a greater need for housing today, and the structure, parking and landscaping are better thought out and it is much better designed to create an attractive, functional, and safe residential environment, as is the purpose of the zoning code.

CITY INCORPORATION

As also visible on the zoning map, our property is incorporated in the City of Las Vegas. This subdivision is an enclave within the County. Therefore, it should be compared to the City and not be compared to properties in the County. The City and County have different goals, which is evident in their zoning. The City properties around us are zoned R-3, R-4 and C-2. We are trying to achieve the best, economical use of the land in order to lower rents, which is to comply with the City's goals designated in the zoning ordinance for R-3 (as stated above).

This is an older area of Las Vegas, in much need of rehabilitation. In fact, any current single-family home within our subdivision of the City zoned as C-2 or R-3/R-4 zone cannot be built anymore. Even planners told us they hope those remaining single family homes will be replaced by multi-residential or commercial buildings.

The difference between the City and County is given. Cities are more densely populated than Counties generally. With the population boom in Las Vegas, there is a need for R-3 developments to provide all the housing they can. The City should not be held back in its development just because the County might be more rural or have different goals. If that were the case, then no landmark structures, or anything higher than the surrounding structures could have ever been built because they would have always stood out compared to the surrounding area. This logic that anything new must look like anything old around simply has no merit.

NEIGHBORHOOD MEETING ON MAY 3, 2023

We voluntarily held a neighborhood meeting on May 3, 2023. Some residents raised questions regarding the height of the building, traffic, water supply to the property and the appearance of the perimeter fencing. Some of these were questions, not objections, and we can address every point.



As discussed in detail above, we are entitled to build a two-story structure on the property. We fall under the code requirements for height, and the staff report acknowledges that we have a right to build at this height. It is not out-of-charter for the area. The lots are zoned R-3, R-4 and C-2. As shown on the images attached to this letter, there are plenty of 2-story structures in the area. Further it conforms in style to the immediately adjacent building on the property, creating for a nice, harmonious look from Willow Trail and Melody Lane; a height discrepancy will not be that noticeable as the existing single-story structure on the property already has a tall parapet wall. Most notably, our immediately adjacent neighbor on Melody Lane (who is the most impacted by our new building), did not raise any concerns about the two-story structure and instead highly praised the work we did in 2019/2020 and the look of the new building.

As the Department of Public Works Traffic Engineering Section stated, the proposed development will have "little impact on neighborhood traffic." (See page 6 of the staff report.) As noted before, we are only one block in from Rancho Drive. Residents most often will take Willow Trail or Melody Lane directly to Rancho Dr., so they won't even be driving into the neighborhood.

The new building will be supplied by city water, addressing any concerns the neighbors had. In connection with prior proposed projects, we already brought city water in and, at our own cost, put in a fire hydrant, RPDA valve and connection hook-up in 2019. That fire hydrant doesn't just protect our property, but also those of our surrounding neighbors, clearly benefiting our neighbors.

The neighbors wanted to understand the appearance of the perimeter fencing. As noted in our application, the same look and materials will remain as today. Where indicated, the fencing will come down along Melody Lane and Willow Trail to accommodate entrances to parking. Otherwise, it will maintain the airy look that allows those passing by to also enjoy the landscaping we have done.

Notably, the majority in attendance do not live in the City near our property, they live in the County and it wouldn't even be visible from where they are, nor would they pass it normally. Those living in the immediate vicinity and within the city did not protest or object at all. As a matter of fact, we believe that they welcome this development, because they made very positive comments about our prior development, the current design, and it will positively impact their property values. It will also encourage them to redevelop their own properties. It will benefit the whole neighborhood!

The most vocal county-resident "objectors" were concerned about "*what kinds of people*" our project would bring to the neighborhood. Two older white-women kept repeating this phrase, "*what kinds of people*," over and over again. We cannot think what kind of objection this would be other than a thinly-veiled attempt to object to the diverse residents living in our community (our current tenant demographics are as follows: 25% LGBTQIA+, 50% African-American, 75% minorities). Their objections are not on the merits of the project, and are reprehensible. We



encourage the planning commission and City to reject such abhorrent views and not give credence to such objections.

HOUSING SHORTAGE

Las Vegas is in desperate need of more housing. Nevada is estimated to be short 85,000 rental units, with Las Vegas being the hardest hit as the most populous city in the state, and one of the worst nation-wide. We provide quality, moderately priced housing, and would be able to offer this to 11 additional families.

This neighborhood is zoned for R-3 housing; we are not seeking any changes to this designation. Therefore, the City has already contemplated multi-story units in the area, as the only way to achieve R-3 housing as the population density grows and space is limited is to build up. As part of the R-3 zone, we are entitled to build up to 25 units. Additionally, the planning commission and City already recognized the need for more housing in 2009 and 2016, and approved our proposed 2-story building in both 2009 and 2016. In fact, this is an even better project, and much more aesthetically pleasing!

The 2019/2020 expansion and redevelopment was a very successful project, and many people in the area (including those that objected to this project at the neighborhood meeting), have complimented how wonderful the buildings look inside and out. We actually have people on a 6+ month wait list to be residents of our community, including someone who works for the Las Vegas Police Department.

Building a two-story structure and maximizing the usage of the land benefits prospective tenants in multiple ways. One, we are able to provide quality, moderate rent housing for 11 additional families. Two, a larger construction reduces the overall cost/unit to complete, therefore resulting in more favorable rents for tenants. If we are not permitted to build a second story (though per R-3 zoning regulations we are entitled to do so), this would drive up the construction cost per unit due to cost inefficiencies and poor amortization of the land value, which in turn would lead to higher rents to support the cost of the construction. Or even worse, without the second story the construction cost is not feasible at all and would make it impossible to obtain construction financing because of the vastly different financial metrics and the reduced construction loan size won't meet lender's criteria during this time of credit crunch and bank failures resulting in the construction of zero additional units, and not reducing the housing shortage at all.

CONCLUSION

We respectfully request that the Planning Commission approve the project and work with us to provide quality housing in a City that desperately needs it.



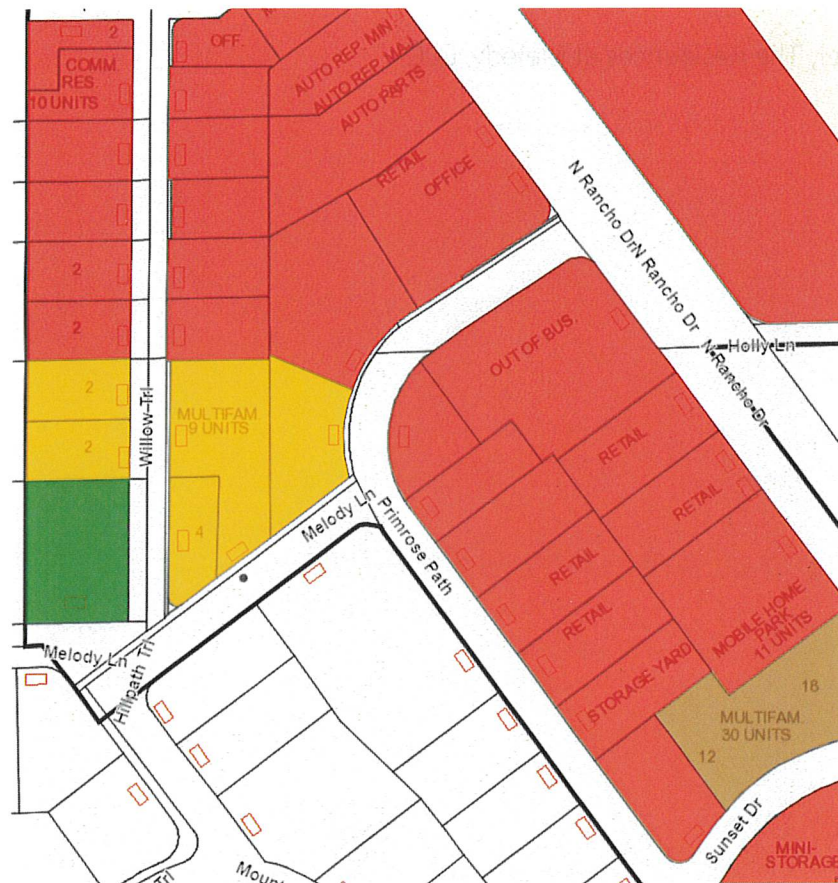
THE RESIDENCES AT
MELODY

Respectfully,

Andrew Frank

Managing Member, The Residences at Melody, LLC

MAP SHOWING ZONING OF PROPERTIES IN THE VICINITY (red indicates C-2 zoning, yellow indicates R-3 zoning, and brown indicates R-4 zoning). The non-shaded areas are part of the County and not incorporated in the City.



MECHANIC SHOP ON MELODY LANE ACROSS THE STREET FROM OUR PROPERTY.





HIGH PROFILE (AS HIGH AS TWO-STORY BUILDINGS) A/C REPAIR AND OTHER COMMERCIAL BUSINESSES VISIBLE FROM OUR PROPERTY (Located on Melody Lane)





TWO-STORY BUILDINGS IN THE AREA (just a few examples).



(Multi-family property (2-story 30-units) near the corner of Primrose Path and Sunset Dr., less than 0.2 miles from our property)



(Two-Story building on Hillpath Trail, less than 3 properties away from our property.)



(Two-story structure at the corner of Sycamore Trail and Spring Road)

Steve Swanton

From: Andrew Frank <andrew@residencesatmelody.com>
Sent: Tuesday, April 4, 2023 8:56 AM
To: Elizabeth Sorokac; Rachel Lord
Subject: Support letters.
Attachments: Apt. 5 letter.pdf

Liz,

Our tenant residing at 1774 Willow Trail, Apt.5 wrote the attached handwritten letter in support. Below is the transcript.

“To Whom It May Concern,

Here at Melody Mr. and Mrs. Frank have created a just and inclusive society where everyone has as opportunity to succeed.

We live in a diverse community where race, culture, ethnicity, beliefs and practices and traditions come together and form a community. But with that being said “we have a small family”.

Diversity paves the way for more empathy, compassion, better problem solving. Throughout the pandemic we didn’t panic certainly we had concerns. But under the management we have we weren’t face with homelessness or hunger. It would be a privilege to be a resident of Melody because it harmious (harmonious).”

We also got an email as well:

From: Kameron Sitgraves sitgraves_kameron@yahoo.com
Sent: Sunday, April 2, 2023 11:26 PM
To: andrew@residencesatmelody.com
Subject: Melody apartment review

Mr/Mrs. Frank

The Frank’s make Melody feel like a home community. They are always attentive of the landscaping needs an even go the extra mile with decorating for holidays. When ever I need something fixed they are prompt to fix the issue. The community is friendly and even made neighbors my friends & even consider the Franks family from all there support and help. It would be beautiful to see them expand to a larger complex.

K Sitgraves

Andrew Frank
[Tel:+1\(818\)416-1247](tel:+1(818)416-1247)
<mailto:andrewfrank987@gmail.com>

April 2nd 2023

To Whom It May Concern:

Here at Melody, Mr and Mrs Shank have created a just and inclusive society where everyone has an opportunity to succeed.

We live in a diverse community where race, culture, ethnicity, beliefs and practices and traditions come together and form a community. But with that being said "we have a small family."

Diversity paves the way for more empathy, compassion, better problem solving. Throughout the pandemic we didn't panic certainly we had concerns. But under the management we have we weren't faced with homelessness or hunger. It would be a privilege to be a resident of Melody because it harmonious.

Amish S. Khan

Elizabeth Maya
1774 Willow Trail, Apt #9
Las Vegas, NV 89108
May 7, 2023

City of Las Vegas, Planning Commission
495 S. Main St
Las Vegas, NV 89101

Dear City of Las Vegas, Planning Commission:

This is a letter of support for The Residences at Melody, the owners of 1774 Willow Trail, Apt 9, Las Vegas, NV, 89108. Current residents were informed of plans to add more units on the adjacent property. Affordable housing is becoming scarce in the Vegas Valley; these units would make affordable housing available to seniors, and working-class residents.

I moved into this neighborhood in September of 2020, and found sanctuary in this small community. Our complex is made up of nine units, it is a quite and peaceful, and extremely well kept. The owners have made upgrades to the units making this a lovely addition to the neighborhood. Residents here look out for one another and take pride in our little community; something that is encouraged by the owners of the property.

I would ask that you approve the construction of additional units, they will only add value to this neighborhood. In addition, if safety and security are a concern to surrounding residents, be assured that our apartment community will remain small allowing us to make safety and security sustainable.

Lastly, I would encourage you to visit our little community and the surrounding neighborhood, you will see for yourself that ours is a safe community, the property is well maintained and the residents are a diverse group that enjoy living in a safe and peaceful environment. Please give others the same opportunity by allowing the construction of additional units.

Sincerely,



Elizabeth Maya

To the Planning Commission and the City Council

We live across the street from 1768 and 1774 Willow Trail apartments; at 1769 Willow Trail, Las Vegas, NV 89108. We have known Andrea Frank and his family since we moved in into our house.

Often, we see Andrew talking to people who come around because they are looking to rent. Their opinion is that these apartments at 1774 Willow Trail are very nicely spaced, practical and look very nice. Everybody says compliments about the outside of the building and the green part. Some people even wait for vacancy.

Andrew and his family, his daughters and wife Csilla continuously work on the property. They take care of the things, or they repair what need repair. We know that they like their property very much and take good care of it.

In the past years we could see that Andrew likes working with local people, and with small groups of people, he likes working together with them. He asks my father for opinion, and they do a lot of things together. I am proud that as a carpenter my colleagues also had a chance to work on this building.

Andrew and his company has a plan. They worked for several years, they plan to build a two-story apartments house on the Melody Lane side, instead of the house there.

This Willow Trail has changed a lot in the last years. This street is different from 5 years ago and it is very positive, it is for the better. We support the new project, and we think that Andrew and his team will do a very nice job.

We hope the Council and the Planning Commission should support the project.
Thank you so much.

Regards,

Angel and Mariana Rodriguez-Flores

05-06-2023

Angel Fco Rodriguez
Mariana J. Salmeron

To the attention of the City Planning Commission

We, Arnetta and Kevin Sitgrave live in the corner apartment at 1774 Willow Trail. We moved in right after the apartments were available for rent at the end of rebuild/restoration. It is really a new 9-apartment building with convenient parking.

Mr. Andrew Frank and company, The Residences plan develop this whole lot, to build another two-story building, a new apartment building. It will look even nicer than this one, I am certain.

The Public Hearing was yesterday. I know that there were some very loud remarks about people who might live here. This was coming from people who might not even live next to us. It does not matter where they live, they presented unfounded, fake arguments. For e.g. that the 2-storey building does not fit into this surrounding. This is and remains a fake argument. The new building design has the same elements as the one we live in and is much nicer. It bends/curves together with the street (Melody) and will not be much higher than ours with the high roof/pop ups.

The opposition, protest with these unfounded concerns is to hide their true concerns - that they voiced quite loudly: what kind of people might move here!

I find it highly offensive, excluding and clearly racist.


They are probably worried that Mr. Andrew's further development will bring more tenants and people like us - to their old, closed neighborhood. Well, our neighborhood is open, open minded, open hearted! We have a real sensitive and friendly community here, thanks, first of all, to Mr. Andrew and Mrs. Andrew.

I have already written a letter to Whom it May Concern but I found it important to express my absolute disagreement with the protesters. This project will bring further opportunities to people like us, hardworking Black people and to minorities. Mr. Andrew's and The Residences tenancy record proves this.

It is unacceptable to segregate, and do it under false pretense!

The Public hearing and Site Development Review 23-0135-SDR1 are on May 9th. I might not be able to attend because of my condition. I recommend the Planning Commission and our Councilman Cedric Crear to support and approve this project.

Thank you!


Arnetta and Kevin Sitgrave

Myrtle Denley, 1774 Willow Trail
Las Vegas, Nevada, 89108

To Whom it May Concern

I live in a unit of the 9-apartment complex. A friend and I moved in 1774 Willow Trail complex 2 years ago this month. We are extremely satisfied with the property owned by Andrew Frank and Family. He's developed a welcoming development for his chosen renters.

When we were searching, we were delighted to find this cozy, little complex nestled along these mostly well-maintained homes, neighborhood. It looked like a secure, pleasant, cared for neighborhood, despite the houses with obvious hoarding.

Like most, 1774 Willow Trail fell in line with being well maintained, inside and out.

Andrew along with his team is planning to expand their property by building a two story apartment complex on the Melody Lane side of their property.

There was a public hearing about this project this past Wednesday. The most bolsterous opposition by a few neighboring residents from blocks away have initiated a protest based on the wrong concern. I was quite shocked to hear that they are worried about "what kind of people would come live here.

First off, Andrew Frank's screen, background check and interview those of us wanting residency here. Being private people, my friend and I feel proud to say we can be ourselves and feel at home here. The complex is very diverse. Consisting of the LGBTQ+ community, Black, Elderly whites, Hispanics, Asian Americans, we live here peacefully in this friendly environment, called home.


I find the protest of the project disrespectful based on "who will live here @ 1774 Willow Trail and Melody. Obviously, those opposed to this project aren't focused on "property depreciation". When the protest should focus on "front yard hoarders" collection of items, junk and trash stored and displayed for all to see.

This protest is self centered and "Karen-like" leaning toward segregation. I find protesting this project (by the Franks) offensive and audacious in this 2023 year.

Expansion of this property will only continue a diverse community, we already have. Protesters, please, find another focus for bettering our neighboring community. Not trying to bring back non-diversity. It's too late that's why we are all here today.

The Council and decision makers of the Planning C should support the project.

Yours respectfully,



05-07-2023

To whom it May Concern

I live in A unit of the Q Apartment complex. A friend and I moved in 1774 Willow TRAIL Complex 2 years ago this month. We are extremely satisfied with the property ^{owned} by Andrew Frank and Family. He's developed A welcoming development for his Chosen Renters.

When we were searching, we were delighted to find this cozy little complex nestled among this mostly well maintained homes, neighborhood. It looked like A secure, pleasant, cared for neighborhood, despite the houses with obvious hoarding. Like most, 1774 Willow TRAIL ~~fell~~ ^{was} in line with being well maintained, inside and out.

Andrew along with his team is planning to expand their property By Building A two story Apartment Complex ^{on} the Melody Lane's side of their property.

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here @ 1774 Willow Trail.

Obviously those opposed to this project aren't focused on "property depreciation". When the protest should focus on "Front yard loaders -" Collection of items, JUNK AND TRASH stored ~~AND~~ ^{AND} displayed for ALL to see. This protest is SELF centered AND "KAREN-like" heading toward Segregation.

I FIND protesting this project by the FRANKS, OFFENSIVE AND AUDACIOUS in this 2023 year.

Expansion of this property will only continue a diverse community, we ALREADY have.

Protesters, please, find another focus for ~~your lives~~. bettering our neighboring community. *NOT trying to bring back non diversity. It's too late that's why we are ALL here today.*

Myra M. Duf

MAY 7th 2023

(* LAST LINE OPTIONAL *)

The Council and decision makers of the Planning C. should support this project.

EASTLAND HEIGHTS WATER ASSOCIATION
1937 Catalpa Trail
Las Vegas, NV 89108

City of Las Vegas, Department of Community Development
495 South Main Street, 3rd Floor
Las Vegas, NV 89101

RE: 23-0135 and 23-0135-SDR1

May 9, 2023

Eastland Heights Water Association is unable to supply water for the proposed addition of a two-story, 12 unit multi-family residential building.

Please note the following policies in place regarding multi-family, business, and use status changes of properties:

Excerpt from Articles of Incorporation of Eastland Heights Water Association:

XL. Eastland Heights Water Association shall not annex any additional areas for service. Water service shall be limited to those properties of record as of April 12, 1984.

At the annual meeting held on February 23, 2006, the following motion was passed:

Effective March 1, 2006, water service to lots from Eastland Heights wells will only be provided for single-family residential/domestic use. New business use will be strictly prohibited.

At meetings of the Board of Directors of Eastland Heights Water Association, the interpretation and intention of these motions has been further clarified, due to restrictions on our water usage imposed by the State of Nevada.

In summation, Eastland Heights Water Association cannot provide water to any new properties/units after April 12, 1984 nor to any property whose use status changes after March 1, 2006. This includes the conversion of any single-family residence to a multi-unit or group-use home of any kind.



Patricia Oldenburg

President, Board of Directors

Submitted at Planning Commission

Date 5/9/23 Item 31a-31b
christine Hicks



Date: May 5, 2023

To: City of Las Vegas Planning Commission

Re: Project No. 23-0135: Letter in Support

Dear Planning Commission Members,

In light of the upcoming planning commission meeting on May 9, 2023 at which this project (no. 23-0135) will be discussed, we offer this letter of support to address concerns raised in the staff report and the neighborhood meeting that we voluntarily held on May 3, 2023.

As described below, we achieve the City's intended goals of R-3 zoning and will provide quality housing to the City's residents at moderate price points, especially needed because of the severe housing shortage and high rents Las Vegas is facing.

The proposed two-story structure fits well into this mixed-use zone, and we worked hard to achieve an aesthetically pleasing look. We've incorporated lots of landscaping by way of an internal courtyard and backyards and patios for our residents to enjoy. While we might not meet every letter of the code (we certainly strived for compliance), we are proposing other alternatives to meet the City's goals. It is extremely difficult to meet every code section on a property that dates back to the 1960s and comprises of three separate buildings.

We've also addressed below the questions raised at the neighborhood meeting we hosted for this project.

For all of the following reasons and those provided in our Justification Letter, we encourage the Planning Commission to approve this project.

THE COMMUNITY AT THE RESIDENCES AT MELODY

We have a true community here at The Residences at Melody. Current tenants care about each other and they offer to help one another. We are a minority and LGBTQIA+ friendly community. Our tenant demographics are as follows: 25% LGBTQIA+, 50% African-American, 75% minorities.

We are a clean community. Ever since the successful 2019/2020 expansion and redevelopment on this property, drug trafficking and criminal activity are not a problem in our area. Prior to our 2019/2020 expansion and redevelopment, we cooperated with the police to address the drug trafficking problem. Since we offer a better quality product (at moderate price-points), we've in

Submitted at Planning Commission

Date 5/9/23 Item 31a-31b
Elizabeth Sorokac



turn, attracted quality tenants. We don't have issues with our tenants, and we expect the same quality, diverse group of tenants to call the new project their home.

This community is our home! We live in one of the apartments. We are very happy with the community that formed and call many of the tenants of the community our friends. We've helped those in need, whether they need help getting computer set up for their first remote job, when their cars need a jumpstart or a power window fixed or giving them a ride home from the hospital when they have no one else to call or simple they just need to talk to someone.

Our current residents have seen the positive impact of our work, and are supportive of this project. We hope to welcome 11 additional families to our community soon.

R-3 ZONING and 2-STORY CONSTRUCTIONS

This area is a mixed-use area, with properties zoned for commercial (C-2), multi-family (R-3, R-4), and only one residential property (R-E). Our property is only one-block in from the main thoroughfare of Rancho Drive. It does not sit in the middle of single-story single-family homes. Adjoining the Northeast corner of our property, there is a commercial building for A/C repairs and other commercial uses that is the same height as a two-story building. Across the street from us on Melody Lane, there is a mechanic and a church. There are many two-story homes and buildings on the surrounding streets. Less than 0.2 miles from our property, there is a 2-story multi-family property, just a short walk down Primrose Path. Across Rancho, 2 to 3 story multi-family housing is being developed. (Please see zoning map and photo of mechanic shop and A/C repair shop at the end of this letter). As shown by the zoning and the actual use of the properties around us, this area is not a single-story single-family residential neighborhood.

Our property is zoned as R-3. Based on our lot size, this entitles us to build 25 units on the property. As the staff report prepared by the community development department notes, we are "permitted by right to build at this height" (referring to the two-story, 25-foot tall building).

The City, with an eye towards the future, zoned this area as R-3 in the late 60s and early 70s. The beauty of working with the City of Las Vegas is the foresight that the City has that it is an ever-growing metropolis. The City plans ahead. The freeways and roads are built wide to accommodate future capacity. So too are zoning decisions made.

Per chapter 17.16 (zone districts), "The purpose of the Multi-Family Residential (R-3) district is to provide for high density (approximately 25 dwelling units per acre) housing in multifamily structures and directly related complementary uses. The R-3 district is designed to allow **highly economical use of land** while creating an attractive, functional, and safe residential environment." This is exactly what we are trying to achieve!



To accommodate the City's intended goal, and to satisfy parking and landscaping needs, the only way to achieve R-3 is to build up. In fact, twice before on this very land (in 2009 and 2016), the planning commission staff recommended approval, and the city approved the construction of a two-story building (including granting exceptions and waivers for zero-foot landscape buffers). While we were eager to move forward on both prior occasions, we could not move forward in 2009 for personal reasons and in 2016 due to other project constraints (in 2009, my wife walked out and I was left to raise two teenage daughters on my own and didn't have the financial or mental ability to proceed with the project, and in 2016, the contractor and architect were unable to deliver on the permitted plans, we worked tirelessly to find someone else, but did not find a good partner to work with).

Now, we have a great partner with whom we successfully completed the 2019/2020 expansion and redevelopment. He is eager and excited to build this project.

The staff report's dislike for the two-story building is a subjective assessment, as the planning commission twice before has approved a two-story building on this property. As noted before, the staff recommended approval, and the planning commission approved site development plans twice before for a two-story structure. This neighborhood is an older area of Las Vegas in need of rehabilitation. There are many two-story structures in the area (see photos at the end of this letter). As noted above, our property is only one block in from the Rancho Drive; it is not surrounded by single-story homes on all sides (nor are the lots around us zoned for single-family homes). This building also better follows the Melody Lane street front as opposed to just a block in the center of the property. There also isn't a significant height difference between our existing single-story building and this proposed building, as we have a high parapet wall on the existing single-story structure.

We are working to achieve the goals of R-3 zoning. To the extent possible, we are trying to achieve all code requirements. Given the constraints with existing buildings on the property and the odd-shape of the lot, we have some challenges that a brand new construction on an empty lot would not face. While we may not meet every letter of the code (and we are requesting that the planning commission grant the necessary exceptions (see Conditions Page Two 23-0135-SDR1 Conditions approving a waiver and two exceptions)), we are providing good alternatives. We've landscaped an interior courtyard and walking path, and have created beautiful backyards for our residents to enjoy. The City has granted exceptions and waivers twice for us in the past, as well as, for our neighbors when it comes to landscaping, parking, etc.

Further, the proposed density (~25.5 units/acre) has not changed since the 2009 and 2016 proposed projects. In 2009 and 2016, 9 units were proposed on a smaller (0.72 acre) lot (it only



consisted of 3900 Melody Lane). Now, the lot (3900 Melody Lane and 1768 Willow Trail combined) is just shy of 1 acre.

Given the planning commission's staff's recommended approval, the planning commission's approval, and the City's approval of a two-story building in both 2009 and 2016, when clearly there was less need for housing, it would be inconsistent to deny this project when there is a greater need for housing today, and the structure, parking and landscaping are better thought out and it is much better designed to create an attractive, functional, and safe residential environment, as is the purpose of the zoning code.

CITY INCORPORATION

As also visible on the zoning map, our property is incorporated in the City of Las Vegas. This subdivision is an enclave within the County. Therefore, it should be compared to the City and not be compared to properties in the County. The City and County have different goals, which is evident in their zoning. The City properties around us are zoned R-3, R-4 and C-2. We are trying to achieve the best, economical use of the land in order to lower rents, which is to comply with the City's goals designated in the zoning ordinance for R-3 (as stated above).

This is an older area of Las Vegas, in much need of rehabilitation. In fact, any current single-family home within our subdivision of the City zoned as C-2 or R-3/R-4 zone cannot be built anymore. Even planners told us they hope those remaining single family homes will be replaced by multi-residential or commercial buildings.

The difference between the City and County is given. Cities are more densely populated than Counties generally. With the population boom in Las Vegas, there is a need for R-3 developments to provide all the housing they can. The City should not be held back in its development just because the County might be more rural or have different goals. If that were the case, then no landmark structures, or anything higher than the surrounding structures could have ever been built because they would have always stood out compared to the surrounding area. This logic that anything new must look like anything old around simply has no merit.

NEIGHBORHOOD MEETING ON MAY 3, 2023

We voluntarily held a neighborhood meeting on May 3, 2023. Some residents raised questions regarding the height of the building, traffic, water supply to the property and the appearance of the perimeter fencing. Some of these were questions, not objections, and we can address every point.



As discussed in detail above, we are entitled to build a two-story structure on the property. We fall under the code requirements for height, and the staff report acknowledges that we have a right to build at this height. It is not out-of-charter for the area. The lots are zoned R-3, R-4 and C-2. As shown on the images attached to this letter, there are plenty of 2-story structures in the area. Further it conforms in style to the immediately adjacent building on the property, creating for a nice, harmonious look from Willow Trail and Melody Lane; a height discrepancy will not be that noticeable as the existing single-story structure on the property already has a tall parapet wall. Most notably, our immediately adjacent neighbor on Melody Lane (who is the most impacted by our new building), did not raise any concerns about the two-story structure and instead highly praised the work we did in 2019/2020 and the look of the new building.

As the Department of Public Works Traffic Engineering Section stated, the proposed development will have "little impact on neighborhood traffic." (See page 6 of the staff report.) As noted before, we are only one block in from Rancho Drive. Residents most often will take Willow Trail or Melody Lane directly to Rancho Dr., so they won't even be driving into the neighborhood.

The new building will be supplied by city water, addressing any concerns the neighbors had. In connection with prior proposed projects, we already brought city water in and, at our own cost, put in a fire hydrant, RPDA valve and connection hook-up in 2019. That fire hydrant doesn't just protect our property, but also those of our surrounding neighbors, clearly benefiting our neighbors.

The neighbors wanted to understand the appearance of the perimeter fencing. As noted in our application, the same look and materials will remain as today. Where indicated, the fencing will come down along Melody Lane and Willow Trail to accommodate entrances to parking. Otherwise, it will maintain the airy look that allows those passing by to also enjoy the landscaping we have done.

Notably, the majority in attendance do not live in the City near our property, they live in the County and it wouldn't even be visible from where they are, nor would they pass it normally. Those living in the immediate vicinity and within the city did not protest or object at all. As a matter of fact, we believe that they welcome this development, because they made very positive comments about our prior development, the current design, and it will positively impact their property values. It will also encourage them to redevelop their own properties. It will benefit the whole neighborhood!

The most vocal county-resident "objectors" were concerned about "*what kinds of people*" our project would bring to the neighborhood. Two older white-women kept repeating this phrase, "*what kinds of people,*" over and over again. We cannot think what kind of objection this would be other than a thinly-veiled attempt to object to the diverse residents living in our community (our current tenant demographics are as follows: 25% LGBTQIA+, 50% African-American, 75% minorities). Their objections are not on the merits of the project, and are reprehensible. We



encourage the planning commission and City to reject such abhorrent views and not give credence to such objections.

HOUSING SHORTAGE

Las Vegas is in desperate need of more housing. Nevada is estimated to be short 85,000 rental units, with Las Vegas being the hardest hit as the most populous city in the state, and one of the worst nation-wide. We provide quality, moderately priced housing, and would be able to offer this to 11 additional families.

This neighborhood is zoned for R-3 housing; we are not seeking any changes to this designation. Therefore, the City has already contemplated multi-story units in the area, as the only way to achieve R-3 housing as the population density grows and space is limited is to build up. As part of the R-3 zone, we are entitled to build up to 25 units. Additionally, the planning commission and City already recognized the need for more housing in 2009 and 2016, and approved our proposed 2-story building in both 2009 and 2016. In fact, this is an even better project, and much more aesthetically pleasing!

The 2019/2020 expansion and redevelopment was a very successful project, and many people in the area (including those that objected to this project at the neighborhood meeting), have complimented how wonderful the buildings look inside and out. We actually have people on a 6+ month wait list to be residents of our community, including someone who works for the Las Vegas Police Department.

Building a two-story structure and maximizing the usage of the land benefits prospective tenants in multiple ways. One, we are able to provide quality, moderate rent housing for 11 additional families. Two, a larger construction reduces the overall cost/unit to complete, therefore resulting in more favorable rents for tenants. If we are not permitted to build a second story (though per R-3 zoning regulations we are entitled to do so), this would drive up the construction cost per unit due to cost inefficiencies and poor amortization of the land value, which in turn would lead to higher rents to support the cost of the construction. Or even worse, without the second story the construction cost is not feasible at all and would make it impossible to obtain construction financing because of the vastly different financial metrics and the reduced construction loan size won't meet lender's criteria during this time of credit crunch and bank failures resulting in the construction of zero additional units, and not reducing the housing shortage at all.

CONCLUSION

We respectfully request that the Planning Commission approve the project and work with us to provide quality housing in a City that desperately needs it.



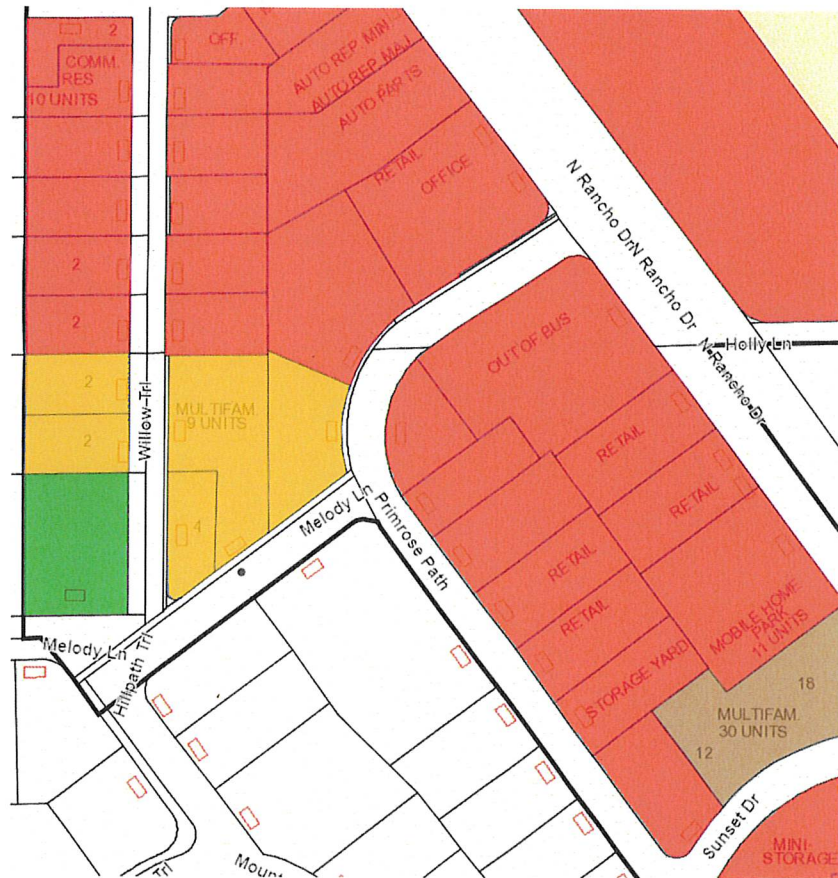
THE RESIDENCES AT
MELODY

Respectfully,

Andrew Frank

Managing Member, The Residences at Melody, LLC

MAP SHOWING ZONING OF PROPERTIES IN THE VICINITY (red indicates C-2 zoning, yellow indicates R-3 zoning, and brown indicates R-4 zoning). The non-shaded areas are part of the County and not incorporated in the City.



MECHANIC SHOP ON MELODY LANE ACROSS THE STREET FROM OUR PROPERTY.





HIGH PROFILE (AS HIGH AS TWO-STORY BUILDINGS) A/C REPAIR AND OTHER COMMERCIAL BUSINESSES VISIBLE FROM OUR PROPERTY (Located on Melody Lane)



TWO-STORY BUILDINGS IN THE AREA (just a few examples).



(Multi-family property (2-story 30-units) near the corner of Primrose Path and Sunset Dr., less than 0.2 miles from our property)



(Two-Story building on Hillpath Trail, less than 3 properties away from our property.)



THE RESIDENCES AT
MELODY



(Two-story structure at the corner of Sycamore Trail and Spring Road)

Elizabeth Sorokac

From: Andrew Frank <andrew@residencesatmelody.com>
Sent: Tuesday, April 4, 2023 8:56 AM
To: Elizabeth Sorokac; Rachel Lord
Subject: Support letters.
Attachments: Apt. 5 letter.pdf

Liz,

Our tenant residing at 1774 Willow Trail, Apt.5 wrote the attached handwritten letter in support. Below is the transcript.

"To Whom It May Concern,

Here at Melody Mr. and Mrs. Frank have created a just and inclusive society where everyone has as opportunity to succeed.

We live in a diverse community where race, culture, ethnicity, beliefs and practices and traditions come together and form a community. But with that being said "we have a small family".

Diversity paves the way for more empathy, compassion, better problem solving. Throughout the pandemic we didn't panic certainly we had concerns. But under the management we have we weren't face with homelessness or hunger. It would be a privilege to be a resident of Melody because it harmious (harmonious)."

We also got an email as well:

From: Kameron Sitgraves sitgraves_kameron@yahoo.com
Sent: Sunday, April 2, 2023 11:26 PM
To: andrew@residencesatmelody.com
Subject: Melody apartment review

Mr/Mrs. Frank

The Frank's make Melody feel like a home community. They are always attentive of the landscaping needs an even go the extra mile with decorating for holidays. When ever I need something fixed they are prompt to fix the issue. The community is friendly and even made neighbors my friends & even consider the Franks family from all there support and help. It would be beautiful to see them expand to a larger complex.

K Sitgraves

Andrew Frank
[Tel:+1\(818\)416-1247](tel:+1(818)416-1247)
<mailto:andrewfrank987@gmail.com>

April 2nd 2023

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Arnell S. Lyons

Myrtle Denley, 1774 Willow Trail
Las Vegas, Nevada, 89108

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Yours respectfully,



05-07-2023

To the attention of the City Planning Commission

We, Arnetta and Kevin Sitgrave live in the corner apartment at 1774 Willow Trail. We moved in right after the apartments were available for rent at the end of rebuild/restoration. It is really a new 9-apartment building with convenient parking.

Mr. Andrew Frank and company, The Residences plan develop this whole lot, to build another two-story building, a new apartment building. It will look even nicer than this one, I am certain.

The Public Hearing was yesterday. I know that there were some very loud remarks about people who might live here. This was coming from people who might not even live next to us. It does not matter where they live, they presented unfounded, fake arguments. For e.g. that the 2-storey building does not fit into this surrounding. This is and remains a fake argument. The new building design has the same elements as the one we live in and is much nicer. It bends/curves together with the street (Melody) and will not be much higher than ours with the high roof/pop ups.

The opposition, protest with these unfounded concerns is to hide their true concerns - that they voiced quite loudly: what kind of people might move here!

I find it highly offensive, excluding and clearly racist.

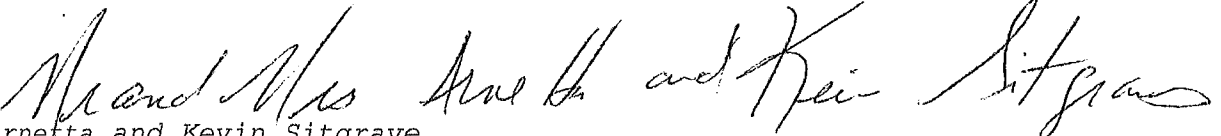
They are probably worried that Mr. Andrew's further development will bring more tenants and people like us - to their old, closed neighborhood. Well, our neighborhood is open, open minded, open hearted! We have a real sensitive and friendly community here, thanks, first of all, to Mr. Andrew and Mrs. Andrew.

I have already written a letter to Whom it May Concern but I found it important to express my absolute disagreement with the protesters. This project will bring further opportunities to people like us, hardworking Black people and to minorities. Mr. Andrew's and The Residences tenancy record proves this.

It is unacceptable to segregate, and do it under false pretense!

The Public hearing and Site Development Review 23-0135-SDR1 are on May 9th. I might not be able to attend because of my condition. I recommend the Planning Commission and our Councilman Cedric Crear to support and approve this project.

Thank you!


Arnetta and Kevin Sitgrave

To the Planning Commission and the City Council

We live across the street from 1768 and 1774 Willow Trail apartments; at 1769 Willow Trail, Las Vegas, NV 89108. We have known Andrea Frank and his family since we moved in into our house.

Often, we see Andrew talking to people who come around because they are looking to rent. Their opinion is that these apartments at 1774 Willow Trail are very nicely spaced, practical and look very nice. Everybody says compliments about the outside of the building and the green part. Some people even wait for vacancy.

Andrew and his family, his daughters and wife Csilla continuously work on the property. They take care of the things, or they repair what need repair. We know that they like their property very much and take good care of it.

In the past years we could see that Andrew likes working with local people, and with small groups of people, he likes working together with them. He asks my father for opinion, and they do a lot of things together. I am proud that as a carpenter my colleagues also had a chance to work on this building.

Andrew and his company has a plan. They worked for several years, they plan to build a two-story apartments house on the Melody Lane side, instead of the house there.

This Willow Trail has changed a lot in the last years. This street is different from 5 years ago and it is very positive, it is for the better. We support the new project, and we think that Andrew and his team will do a very nice job.

We hope the Council and the Planning Commission should support the project.
Thank you so much.

Regards,

Angel and Mariana Rodriguez-Flores

05-06-2023

Angel Fco Rodriguez
Mariana J. Salmeron

Elizabeth Maya
1774 Willow Trail, Apt #9
Las Vegas, NV 89108
May 7, 2023

City of Las Vegas, Planning Commission
495 S. Main St
Las Vegas, NV 89101

Dear City of Las Vegas, Planning Commission:

This is a letter of support for The Residences at Melody, the owners of 1774 Willow Trail, Apt 9, Las Vegas, NV, 89108. Current residents were informed of plans to add more units on the adjacent property. Affordable housing is becoming scarce in the Vegas Valley; these units would make affordable housing available to seniors, and working-class residents.

I moved into this neighborhood in September of 2020, and found sanctuary in this small community. Our complex is made up of nine units, it is a quite and peaceful, and extremely well kept. The owners have made upgrades to the units making this a lovely addition to the neighborhood. Residents here look out for one another and take pride in our little community; something that is encouraged by the owners of the property.

I would ask that you approve the construction of additional units, they will only add value to this neighborhood. In addition, if safety and security are a concern to surrounding residents, be assured that our apartment community will remain small allowing us to make safety and security sustainable.

Lastly, I would encourage you to visit our little community and the surrounding neighborhood, you will see for yourself that ours is a safe community, the property is well maintained and the residents are a diverse group that enjoy living in a safe and peaceful environment. Please give others the same opportunity by allowing the construction of additional units.

Sincerely,



Elizabeth Maya