

Revised
10/13/2020 WAV-04-2020



October 1, 2020 revised October 12, 2020

Mr. Robert Eastman
City of North Las Vegas
2250 Las Vegas Blvd.
North Las Vegas, Nevada 89030

Subject: Waiver and Deviation of Standards Letter of Intent
Project: Rome South APN 124-22-801-024 & 027

Dear Mr. Eastman:

We are requesting a waiver of parking standard 17.24.040-4 Minimum Off-Street Parking Standards. Our valley wide portfolio of senior and income restricted properties has a range of car ownership between .4 and .7 cars per apartment.

Where 440 spaces are required, we are requesting approval of a maximum of 1:1 or approximately 225. The conceptual site plan shows 1:1 or 225 but we know that spaces will be lost as the plans are furthered. Historically utilities (i.e. fire hydrants, vaults, etc.) consume some spaces and those plans are prepared later in the process, thus approval for less than shown.

The compensating benefits are a reduction in the heat island effect by not providing under-utilized asphalt pavement; and a gain of open space and outdoor amenities (e.g. BBQ and picnic area, dog park, gardens, seated gathering areas, etc.) that will be more beneficial to the residents.

Nevada HAND Portfolio of <60% AMI Income Based Senior Properties			
Property	# of units	# of cars	Ratio (car/unit)
Annabelle Pines I & II	156	70	0.45
Bonanza Pines I & III	158	89	0.56
Capistrano Pines	184	130	0.70
Decatur Pines I & II	150	85	0.57
Harmon Pines	105	65	0.62
Horizon Pines	156	96	0.62
Pacific Pines I, II, III, & IV	248	98	0.40
Rochelle Pines	115	58	0.50
Stewart Pines I & II	121	26	0.21
Stewart Pines III	57	20	0.35
Tropical Pines	60	30	0.50
Westcliff Pines I & Height	120	70	0.58
Westcliff Pines II & III	120	84	0.70

We also ask that there be no requirement for a certified traffic engineer to provide a parking analysis. They do not use actual data, whereas we have sufficient local properties to support this request, see matrix above.

Additionally, we request waivers (or deviation of standards) related to:

17.04.060 E.2.b.ii Landscape Multifamily - six-foot (6') side and rear buffer yards be allowed where ten foot (10') minimum is required. The offsetting benefit, we will increase the landscaping planter width between face of building and back of sidewalk, thus increasing open space. We propose perimeter trees in the six-foot buffers at 40'oc, west, east, and south side. The compensating benefit is we will provide more trees internally, in front of the apartments and in the courtyards.

Thank you for your consideration of these requests.

Sincerely,

Robert D. Feldman
Executive Vice President

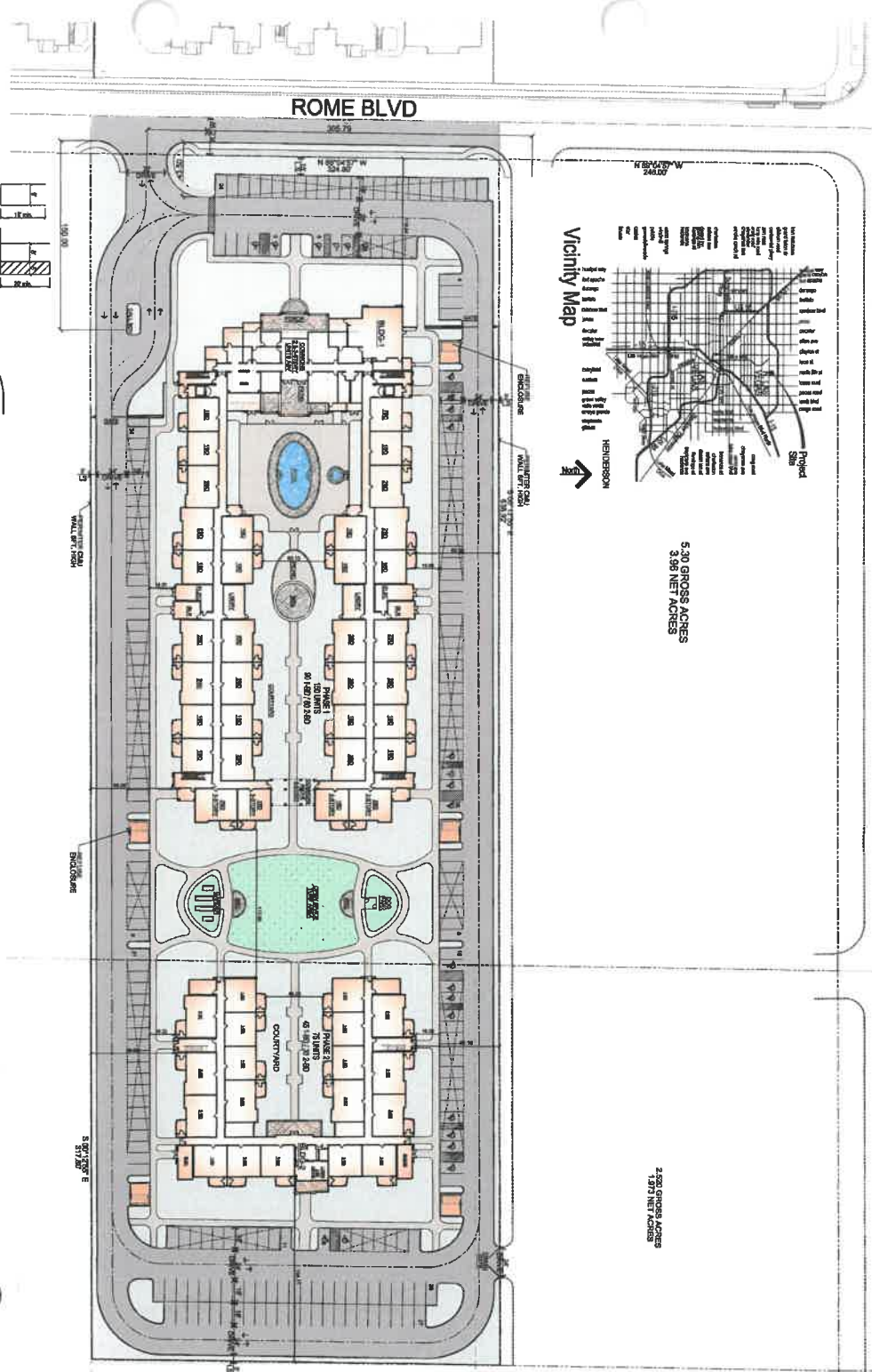
Cc. Clayton L. Neilsen, Rick Slayer

NORTH 5TH STREET



5.30 GROSS ACRES
3.98 NET ACRES

2.02 GROSS ACRES
1.87 NET ACRES



Conceptual Site Plan

Scale: 1" = 40'-0"

Conceptual Site Plan - Scheme G3

SITE INFORMATION

Accessors Parcel Number(s)

APNs 124-22-801-024 & 027

ZONING

Current Zoning: C-1 - Commercial
Proposed Zoning: R-4 - High Density Residential

LOT AREA

Phase I
Gross Area: 54,59 Acres
Net Area: 44,76 Acres

Phase II
Gross Area: 2,37 Acres
Net Area: 2,37 Acres

Phase III
Gross Area: 7,36 Acres
Net Area: 4,713 Acres

DENSITY
30.57 DU/Acre

Stakeouts
Front - North
Side - West
Rear - South

Height
Required: 40 Feet
Provided: 4 Stories, Max 55'-0"

Dwelling Units (Senior Apartments)
PHASE I
1 BD: 90 Units
2 BD: 60 Units
Total: 150 Units

PHASE II
1 BD: 48 Units
2 BD: 30 Units
Total: 78 Units

PHASE III
1 BD: 135 Units
2 BD: 225 Units
Total: 360 Units

Parking Requirements
Required: 1.5 per Unit: 135 Units
1 BD: 20 per Unit: 225 Units
2 BD: 40 per Unit: 225 Units
Total: 440 Spaces

PHASE I
1 BD: 135 Units
2 BD: 225 Units
Total: 360 Units

PHASE II
1 BD: 48 Units
2 BD: 30 Units
Total: 78 Units

PHASE III
1 BD: 135 Units
2 BD: 225 Units
Total: 360 Units

Open Space
Required: 400 SF/Unit: 400 x 150
Phase I: 400 SF/Unit: 400 x 75
Total: 90,000 SF

PHASE I
1 BD: 135 Units
2 BD: 225 Units
Total: 360 Units

PHASE II
1 BD: 48 Units
2 BD: 30 Units
Total: 78 Units

PHASE III
1 BD: 135 Units
2 BD: 225 Units
Total: 360 Units

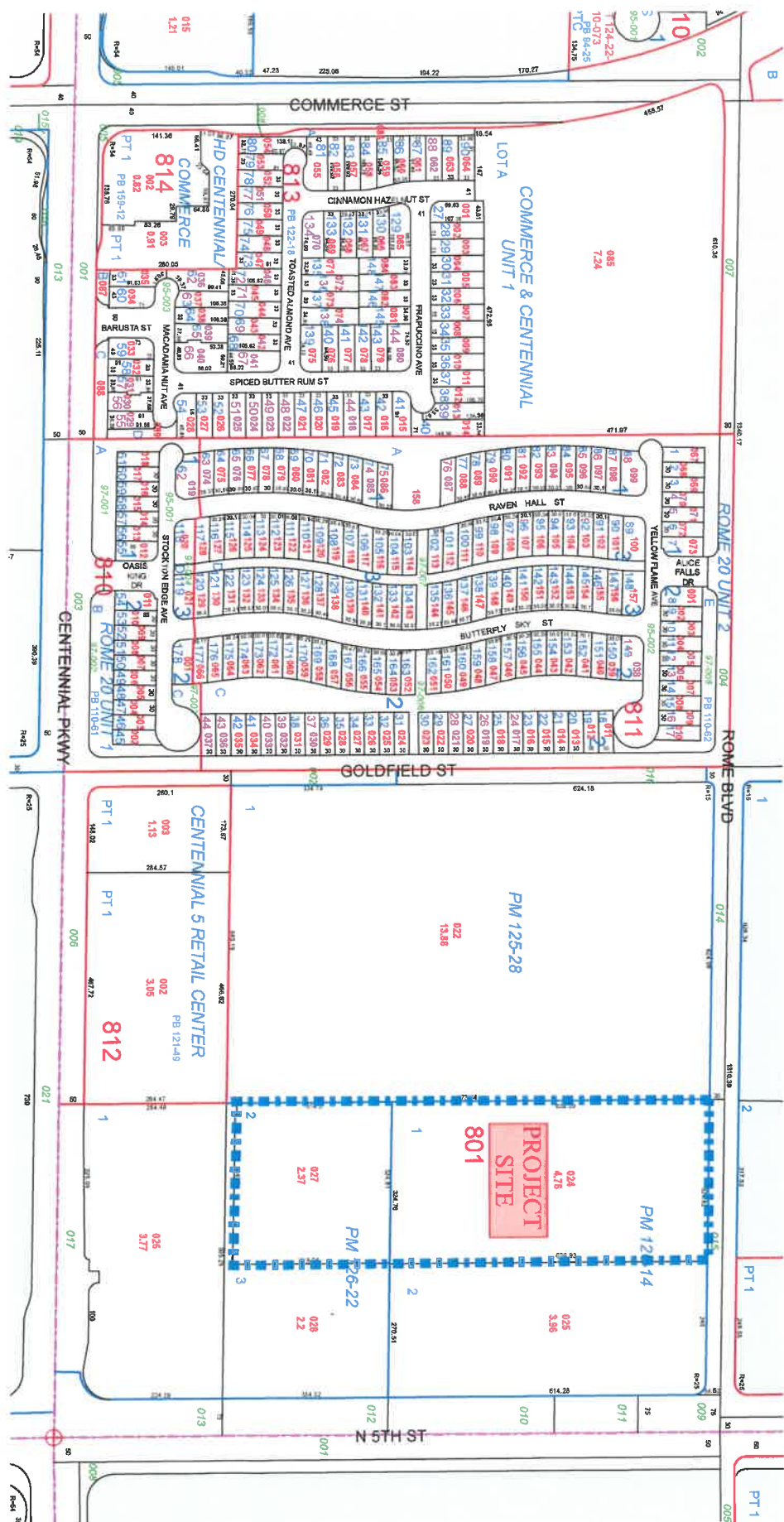
This map is for assessment use only and does NOT represent a survey.
 No liability is assumed for the accuracy of the data delineated herein.
 Information on roads and other non-assessed parcels may be obtained from the Road Document Listing in the Assessor's Office.
 This map is compiled from official records, including surveys and deeds, but only contains the information required for assessment. See the recorded documents for more detailed legal information.
 USE THIS SCALE WHEN MAP REDUCED FROM TEXT ORIGINAL.

- MAP LEGEND**
- PARCEL BOUNDARY
 - SUB BOUNDARY
 - PIED BOUNDARY
 - ROAD EASEMENT
 - MATCH / LEADER LINE
 - HISTORIC LOT LINE
 - HISTORIC SUB BOUNDARY
 - HISTORIC PIED BOUNDARY
 - SECTION LINE
 - CONDOMINIUM UNIT
 - AIR SPACE PCL
 - RIGHT OF WAY PCL
 - SUB-SURFACE PCL
 - 001 PARCEL NUMBER
 - 100 ACREAGE
 - 202 PARCEL SUBSECT NUMBER
 - PB 24-45 PLAY RECORDING NUMBER
 - 5 BLOCK NUMBER
 - 61.5 GOV. LOT NUMBER

ASSESSOR'S PARCELS - CLARK COUNTY, NV.
 Briana Johnson - Assessor

BOOK	PAGE	REV	DATE
T19S R61E	22	S 2 SE 4	12-22-8

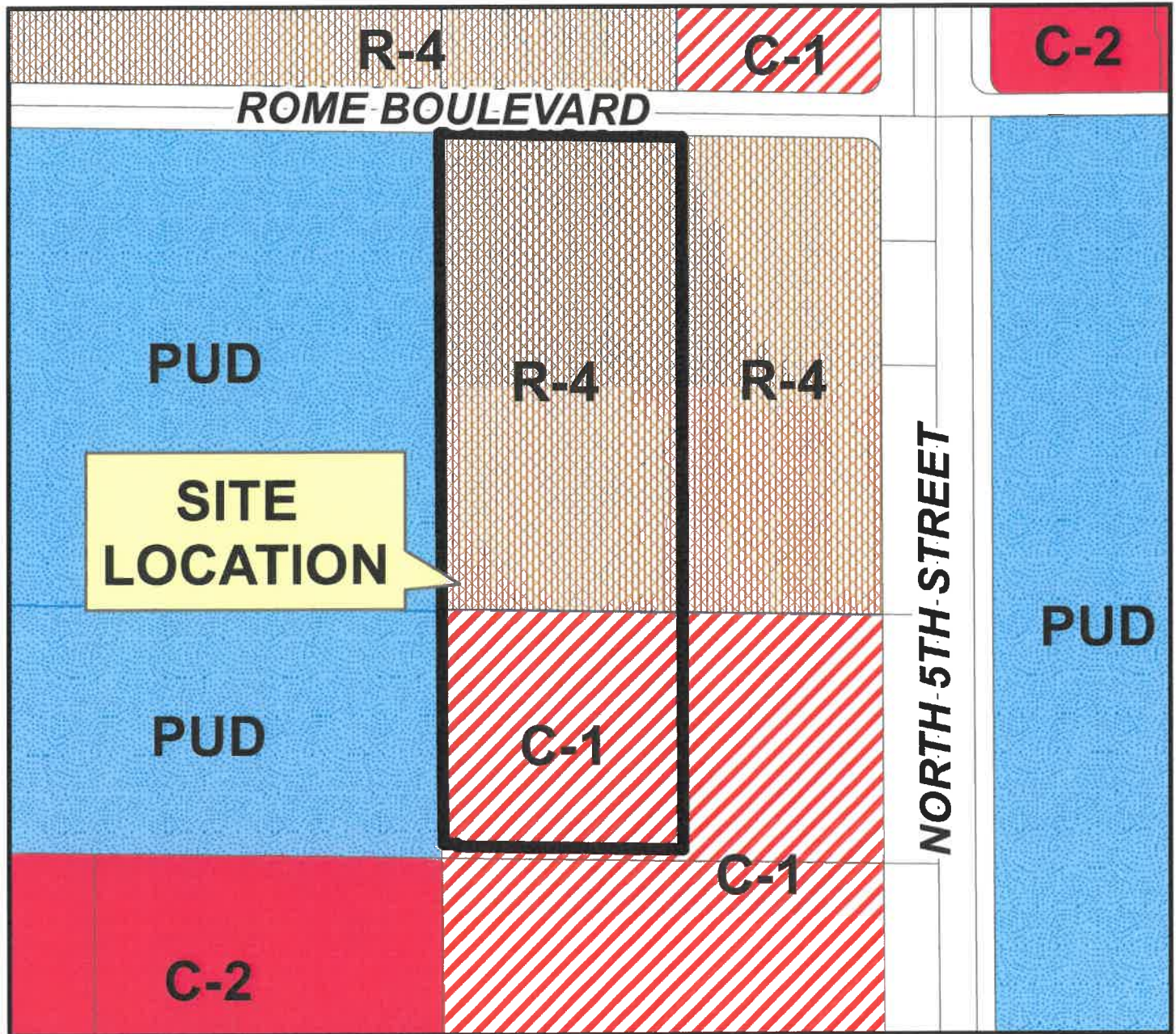
Scale: 1" = 200'	Rev: 7/8/2020
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THE CITY OF NORTH LAS VEGAS

Location & Zoning Map



0 150 300 600 900 1,200 Feet

Applicant: Hand Property Holding Company

Application: Waiver

Request: To allow 225 parking spaces where 440 parking spaces are required; to allow five (5) foot wide side and rear landscape buffers where a minimum of a ten (10) foot wide landscape buffer is required; and to provide trees at 40 foot on center where 20 foot on center is required

Project Info: South of Rome Boulevard and approximately 270 feet west of North 5th Street

Case Number: WAV-04-2020

10/21/2020

