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May 25, 2006

VIA HAND DELIVERYCity of Las Vegas
PLANNING & DEVELOPMENT DEPARTMENT
731 So. Fourth Street
Las Vegas, NV 89101**Re: Justification Letter for Lennar Communities – SDR-2663 -- Review of
Conditions (APN 125-17-401-004)**

To Whom It May Concern:

Please be advised that this office represents the Applicant in the above-referenced matter. The property is located on the northwest corner of Elkhorn Road and Campbell Road, more specifically known as assessor's parcel number 125-17-401-004. The Applicant is requesting a review of the following conditions of original site development plan approval (SDR-2663):

4. The standards for this development shall include the following: minimum lot size of 2,200 square feet, minimum distance between buildings of 10 feet, and building height shall not exceed two stories or 35 feet, whichever is less.

The Applicant is requesting to allow building heights of three stories, but not to exceed 35 feet for all lots. The Applicant is providing a different product than the previous developer offered. Therefore, the Applicant is only requesting that the building height not exceed three stories where two stories are currently allowed. The Applicant will not exceed the 35 foot height limitation.

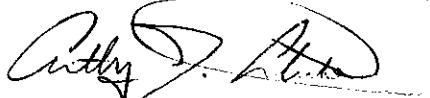
5. The setbacks for this development shall be a minimum of 10 feet to the front of the house, 5 feet on the side, 5 feet on the corner side and 5 feet on the rear. Any driveway to a garage door shall either be less than five feet in length or more than 18 feet in length.

The second story of the Applicant's product will infringe upon the minimum 10 foot setback. Therefore, the Applicant requests Condition 5 allow 4 foot setbacks for the second story where 10 feet is currently required.

Should you have any questions or concerns, please feel free to contact the undersigned. Thank you in advance for your time and consideration.

Very truly yours,

KUMMER KAEMPFER BONNER RENSRAW & FERRARIO


Anthony J. Celeste

AJC/dmf

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