



GREATER
NEVADA
PLANNING
INC.

- Zoning, Planning, Building & Land Use
- Development Services
- Permit Tracking
- Local Government Regulations
- Legislative & Administrative Representation
- Business, Gaming, Liquor & Privileged Licenses

July 20, 2006

City of Las Vegas
Planning & Development
741 S. Fourth St.
Las Vegas, NV 89101

SUBJECT: JUSTIFICATION LETTER -- Residential Adjacency Set-Back Variance

The name of this proposal is: **Clarkway Commons**

1. We are asking for a Residential Adjacency Set-Back Variance to go along with **SDR – 14353**. This variance is necessary because the Southern two-story (or middle) 4-plex unit on the West end of the property abuts an RE Zone.
2. This land use application will produce an environment of stable and desirable character consistent with the objectives of Title 19 and the General Plan due to the area in which it will service.
3. The purpose is to make the necessary applications to allow for a zone change from R-E to R-3.
4. We will develop this property as a townhouse complex to consist of four 4-plex units. Two of the six units will be two-stories.
5. The total gross acreage for this site is 1.51 acres. The APN is 139-28-301-002.
6. The General Plan surrounding this project is "M", excepting Public to the north.
7. This proposal is consistent to the area with the abutting property to the west zoned R-3 with four 4-plex units.
8. All studies necessary to bring this application forward are to the current code will be conducted.

If I can be of any additional assistance in any of this at any time, please do not hesitate to call me at 596-7400 (or 277-3733).

Sincerely,

Mark (or Scott) Sabraw



VAR-15323