



**Michael J Livingston NCARB, Architect**  
ARCHITECTURE & COMMUNITY PLANNING [www.acpglobal.com](http://www.acpglobal.com)

**1350 Town Center Drive, Unit 3032, Las Vegas, Nevada 89144**  
Tel (702) 271-0437 Fax (702) 256-1406 [mjlivingston@acpglobal.com](mailto:mjlivingston@acpglobal.com)

design  
engineering  
civil engineering  
project development  
construction management

September 20, 2006

City of Las Vegas  
Planning and Development  
Development Services Center  
731 S. 4<sup>th</sup> Street  
Las Vegas, NV 89101

**Ref: JUSTIFICATION LETTER for Reverse of Condition (Condition #4 from SDR-4647)**  
**Zerlina - 14 unit development on 2.5 acre site - property # 138-13-403-001**  
**Michael Way and Smoke Ranch**

In order to comply with condition #3 from TMP-5585 we are requesting a review of Condition #4 of SDR 4647.

Condition #4 should be revised to state "Setbacks shall be a minimum of 0 (zero) feet on all sides"

The intent is to conform with the approved condition #3 of TMP-5585 requiring an amendment to condition #4 of SDR 4667 which requires setbacks for this development to be a minimum of 20 feet to the front of the house, 10 feet on the side, 22 feet on the corner side, and 20 feet in the rear.

Respectfully,

Michael Livingston, Architect and Agent for Owner.

**ROC-17081**  
**11/01/06 CC**