



DWYER ENGINEERING, INC.

CIVIL ENGINEERS, LAND SURVEYORS, WATER RIGHTS, LAND USE PLANNING

September 19, 2006

City of Las Vegas
Planning & Development
731 S. 4th Street
Las Vegas, NV 89101

RE: London Circle
Variance
Justification Letter, APN: 138-13-801-068

Dear Sirs:

We are submitting an application for a variance to the minimum size parcel for R-PD6 Zoning for this parcel located at 5250 Smoke Ranch Road, East of Michael Way.

This was previously approved for a residential subdivision with R-PD6 zoning. The tentative map and zoning expired before the final map was approved for recording. The improvement plans have been approved and the owner is ready to proceed with construction.

This application is being submitted concurrently with a Zone Change and Site Development Review. There have been no changes to the previously approved tentative map and it will be submitted as such.

We request approval of this variance to reinstate the previously approved project.

Sincerely,
DWYER ENGINEERING, INC.

Thomas L. Hellums, P.L.S., W.R.S.
Principal

VAR-16996
11/02/06 PC

RECEIVED

SEP 18 2006