

# Triton

Engineering

October 16, 2006

City of Las Vegas  
Development Services Center  
731 S. Fourth Street  
Las Vegas, NV 89102

**Reference: Request for Site Development Review  
Smoke Ranch / Decatur II  
APN # 139-19-101-002**

To Whom It May Concern:

On behalf of our client, Richmond American Homes, we respectfully submit this letter of justification for a Zone Change request for a proposed 77 lot single family project called "Smoke Ranch/ Decatur II".

The applicant is requesting a Site Development Review for a proposed 77 lot single-family residential development. Parcels adjacent to the proposed site have the following land use and zoning:

NEC – Light Industrial (C-M)  
NWC – Service Commercial and Rural (C-1 & R-E)  
SEC – Medium – Low, High & Service Commercial (R-CL, C-2 & C-1)  
SWC – Service Commercial (C-1)

We are requesting the following setbacks for the RPD-12:

|                                             |                           |
|---------------------------------------------|---------------------------|
| Typical Lot Size:                           | 1,500 sq ft               |
| Front to Roof Edge/Building:                | 3' Minimum                |
| Front to Garage:                            | 5' to 6' Min. or 18' plus |
| Side Yard to side of building or roof edge: | 3' feet                   |
| Side on Corner to Side of building          | 4' feet                   |
| Rear Yard                                   | 3' feet                   |

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Richmond American Homes believes that requesting RPD-12 zoning will compliment the area and would be a proposed buffer between the R-CL SFR's and the C-1 Commercial Property.

Please place the attached request on the Planning Commission agenda. If you have any questions or require additional information, please contact me at 254-1480 (office) or 300-2912 (cell).

Sincerely,

  
Kris Givant  
Project Coordinator

**GPA-16511 VAR-16525  
ZON-16519 SDR-16522  
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