



November 06, 2006

City of Las Vegas
Planning and Development Department
731 S. Fourth Street
Las Vegas, NV 890101

Re: Justification Letter for Centennial Park III- SDR-6307- Review of Conditions

To whom it may concern:

On June 15, 2005, City Council approved the request for a Site Development Plan Review for a proposed 182 lot single family residential development on 17.31 acres located on the west side of Jones Boulevard, approximately 830 feet north of Craig Road. We are requesting a review of the following condition of the Site Development Plan Review (SDR-6307):

9. The setbacks for this development shall be a minimum of 5 feet to the front of the house, a maximum of 5 feet to the front of the garage as measured from back of curb or edge of the private street or drive, a minimum of 5 feet on the side, and a minimum of 3 feet in the rear, except those lots abutting the existing residences along the northern and western property lines, which shall have a minimum rear yard setback of 10 feet.

We are requesting that condition #9 be modified to read as follows:

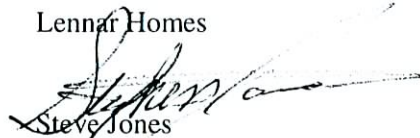
The setbacks for this development shall be a minimum of 5 feet to the front of the house, a maximum of 5 feet or a minimum of 18 feet to the front of the garage as measured from back of curb or edge of the private street or drive, a minimum of 5 feet on the side, and a minimum of 3 feet in the rear, except those lots abutting the existing residences along the northern and western property lines, which shall have a minimum rear yard setback of 10 feet.

In order for the previously approved footprints to be in compliance with the approved Site Development Plan Review, it is necessary to have this condition revised. We are not requesting a deviation from standards since 18 foot minimum is required per code.

Should you have any questions, please do not hesitate to contact me at 604-4527. Thank you in advance for your time and consideration.

Sincerely,

Lennar Homes


Steve Jones
Project Coordinator

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