



January 19, 2007

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

**Reference: Request for Site Development Review
Bradley / Solar
APN # 125-13-801-001; 125-13-801-005; 006
SDR# 17694**

To Whom It May Concern:

On behalf of our client, Richmond American Homes, we respectfully submit this letter of justification for a Site Development Review request for a proposed 40 lot single family project called "Bradley / Solar".

The applicant is requesting a Site Development Review for a proposed 40 lot single-family residential development on 7.27 acres (5.50 u/ac). Parcels adjacent to the proposed site have the following land use and zoning:

- NE – R-E, R-PD5, R-PD7
- NW – R-1, R-PD7, R-E
- SE –R-1, R-PD3, R-E, R-PD5
- SW – R-1, R-E

We are requesting the following setbacks for the RPD-6;

- Typical Lot Size: 4,200 sq ft
- Front to Building: 10' Minimum
- Front to Garage: 18' plus Minimum
- Side Yard to side of building or roof edge: 3' feet Minimum
- Side on Corner to Side of building 10' feet Minimum
- Rear Yard 10' feet Minimum

Richmond American Homes believes that requesting RPD-6 zoning will compliment the area and would provide affordable housing.

Please place the attached request on the February 8, 2007 Planning Commission agenda. If your have any questions or require additional information, please contact me at 254-1480 (office) or 300-2912 (cell).

Sincerely,

Kris Givant
Project Coordinator

**ZON-17693 SDR-17694
REVISED 02/08/07 PC**

RECEIVED

JAN 23 2007