



February 26, 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 7.28 acres (5.49 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-5;

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-5 zoning will compliment the area and would provide affordable housing.

Please place the attached request on the March 7, 2007 City Council agenda. If you have any questions or require additional information, please contact me at 254-1480 (office) or 300-2912 (cell).

Sincerely,

A handwritten signature in black ink, appearing to read "Kris Givant", is written over a faint, larger version of the same signature.

Kris Givant
Project Coordinator

SDR-17694

03-07-07 CC