

**KIMBALL HILL**  
HOMES\*

March 9, 2007  
WO# 6864

Design Review Committee  
Cliff's Edge LLC  
3455 Cliff Shadows Parkway, Ste. 220  
Las Vegas, NV

**RE: WINDIMERE @ PROVIDENCE/CLIFFS EDGE - VARIANCE  
JUSTIFICATION**

On behalf of Kimball Hill Homes please accept for review and approval this variance request to reduce front yard setbacks in Unit 2 of their Windimere development in Providence. Specifically, we request that the front setback to living area or porch be reduced from 10 feet (10 feet for up to 60% of the wall plane, otherwise 15 feet for two stories) to 5 feet.

Due to the current market demands, Kimball Hill has amended their current marketing strategy to include product that is projected to be appealing and successful addition to the Providence community. The Windimere subdivision was originally approved with 286 lots. These lots conformed to the Cliffs Edge design guidelines for medium low density (up to 8 dua). Unit 1 has recorded with 136 lots. Unit 2 is being amended to be developed with a different housing product and proposes 188 lots, a total of 324 lots for the overall subdivision. The density of the amended tentative map is 7.93 dua. The maximum density permitted is 8 dua. The product proposed resembles a residential small lot (mini lot cluster) type of development. This type of development may be developed in approved areas of Cliffs Edge at a density up to 15 dua. It is neither Kimball Hills' intent nor desire to develop this project to that extent. We wish to still be reviewed under the guidelines approved for this site, medium low density allowing up to 8 dua; however, due to the nature of the product we are requesting an adjustment to the front yard requirements of the medium low density guidelines. Kimball Hill believes this adjustment is vital to the overall appearance and aesthetics of the development.

8965 S. EASTERN AVENUE, SUITE 200 • LAS VEGAS, NEVADA 89183  
PH: 702-436-4582 • FX: 702-436-9491 • kimballhillhomes.com

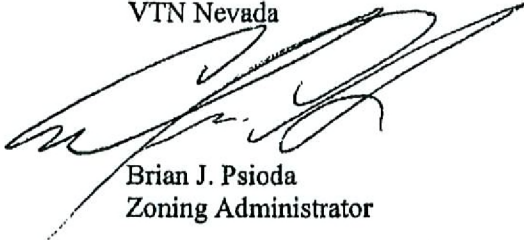
**RECEIVED**  
MAR 19 2007

**VAR-20524**  
**04/26/07 PC**

Thank you for your consideration in this matter. Should you have any questions please call myself or Chris Grubbs P.E.

Sincerely

VTN Nevada



Brian J. Psioda  
Zoning Administrator

Cc: T. Nelson, Land Tech  
Gary Kazio, Kimball Hill  
Chuck Connors, Kimball Hill  
Chris Grubbs, VTN Nevada

RECEIVED  
MAR 19 2007

VAR-20524  
04/26/07 PC