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March 26, 2007

City of Las Vegas Planning Commission
731 S 4th Street
Las Vegas, NV 89101

*Re: Site Development Plan Review and Variance
3700 N. Decatur ANP # 138-12-601-005
SLNV Investments, LLC*

To Whom it May Concern:

Please be advised this office represents the applicant in the above referenced matter. This application is a request for a site development plan review and a variance for a previously approved development on approximately 2.94 acres located west of Decatur Boulevard and south of Gilmore Avenue.

The site plan depicts 7 single family lots ranging in size from 11,000 square feet to 17,000 square feet. The proposed density is 2.38 dwelling units per acre. To the north are R-1 and RPD-4 zoned developments, to the east across Decatur is entirely R-1, to the south and west are R-E zoned properties.

While the long and narrow shape of the property limited the layout possibilities, the applicant has designed the site so as to be sensitive to surrounding developments and to ensure compatibility with the area. The site plan depicts the largest lot on the southwest corner adjacent to the R-E zoned parcels with the private street alignment and 5 feet of landscaping buffering the remaining lots from the R-E lots to the south. The variance request is to allow an RPD on less than 5 acres. The RPD mechanism is necessary for this particular site because of its shape and because it is an infill property bounded by varying densities.

Lastly, the proposed site development plan review and variance were previously approved. Unfortunately, the applications recently expired. The applicant submitted an application to extend the zoning and that application was approved in December of 2006.

We appreciate your kind consideration of this matter. Please call me if you have any questions or if you need any additional information. Thank you.



**VAR-20793
SDR-20792
05/10/07 PC**

Sincerely,

KUMMER KAEMPFER BONNER RENSHAW & FERRARIO



Tabitha F. Keetch

TFK/lcj

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