

T THOMASON  
C CONSULTING  
E ENGINEERS

April 10, 2007

City of Las Vegas  
Planning & Development  
731 S. 4<sup>th</sup> Street  
Las Vegas, NV 89101

**Reference:** Stonewater – Ann mustang  
Review of Condition SDR-17698 # 6  
APN #125-26-801-012,125-26-802-014

On behalf of Richmond American Homes, we respectfully request your consideration of the attached extension of time for ZON-5174.

**Location:** The proposed site is located on Ann Road and Mustang Road within Section 26, Township 19 South, Range 60 East.

This request concerns lot 9 and derives from the fact that the house is oriented such that the **actual** front yard and what City of Las Vegas will treat as the front yard are not the same. At issue is a review of conditions for setbacks for lot 9.

It is our understanding that Lot 9 will be treated by CLV for setback purposes as if the house is facing north, on El Campo Grande, when in actuality the house will be facing east. (The lot 9 driveway will take access off El Campo Grande, however.)

SDR 17698 condition #6—copy attached—establishes setbacks for the houses on this site. It is respectfully submitted that the orientation of the house footprint to an east facing should result in a concomitant rotation of the setback requirements. Under those conditions, the front setback, measured east-to-west from the centerline of the shared driveway, is 32.18'; the rear is 25.46'; and the sides are 20' and 9', respectively. Please see attached exhibit for illustrative purposes. All the setback requirements of SDR 17698 #6 are met, so long as the setbacks are measured and relate to the actual orientation of the house, as opposed to requiring that all setbacks be measured as if the front yard **faces** El Campo Grande.

If you need additional information or have any questions, please feel free to call me at 932-6125

Sincerely,

Sonia Macias  
Project Coordinator

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