

May 29, 2007

W.O. # 6438

City of Las Vegas
Development Services Center
731 South Fourth Street
Las Vegas, NV 89101

Re: Request and Justification for
Major Amendment to an Approved Site Development Plan Review & Waiver of Street Intersection offsets
Assessor's Parcels: 125-19-201-001 & 003

On behalf of our client, Wagner Homes, VTN Nevada respectfully submits this letter and application for a Major Amendment to an Approved Site Development Plan Review and Waiver of Street Intersection offsets. The subject 5.35+-acre parcel is located at the southeast corner of Hualapai Way and Dorrell Lane.

Major Amendment to an Approved Site Development Plan Review

The applicant is requesting this amendment to an approved Site Development Review application (SDR-4626) in order to change the primary access to the site from the approved access point at Dorrell Lane to the new location on Haley Avenue. The total land area under review per this application for rezoning is 5.35 acres, and is proposed as a 19 lot single-family residential development. The proposed overall density of 3.54 dwelling units per acre is within the maximum range allowed in the RPD-3 (Residential Planned District).

The proposed lots will have a minimum area of 5,200 square feet, front setbacks of 20 feet, rear of 15 feet, and sides of 5 feet, street side of 10 feet, and garage setback at 20 feet. As intended with the RPD (Residential Planned District), this proposed plan of development offers efficient utilization of traditional street layout, and lot patterns. Interior street design includes a 37-foot public street section, with sidewalks on both sides, within easements. Exterior improvement includes 6 feet of landscaping area along all public streets, Hualapai Way, Dorrell Lane and Haley Avenue.

The applicant is also requesting the following setbacks for all proposed lots:

Front	=	18 Feet
Garage	=	20 Feet
Side	=	5 Feet
Street Side	=	10 Feet
Rear	=	15 Feet

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Waiver of Street Intersection Offset

Section 18.12.160 Intersections – Length

Any intersection of any street that provides external access from a subdivision to any existing or planned street abutting the subdivision which has a right-of-way of sixty feet or more shall be off-set from any other intersection by at least two hundred and twenty feet, measured from centerline to centerline.

The configuration of the property has caused the entry street accessing Haley Avenue to be located closer than the required 220 feet from Hualapai Way. The project as designed and approved provides 210 feet from the centerline of Hualapai Way. The previously approved Waiver Application (WVR-6035) approved the street offset reduction on Dorrell Lane down to 209 feet. The new location with the primary access from Haley Avenue was determined to be superior to Dorrell Lane in order to accommodate the wall heights and drainage concerns.

The applicant believes this request is in accordance with the requirements of Title 19A, and respectfully request the City's approval of this request.

Should you have any further questions regarding this matter, please do not hesitate to telephone this office at 873-7550.

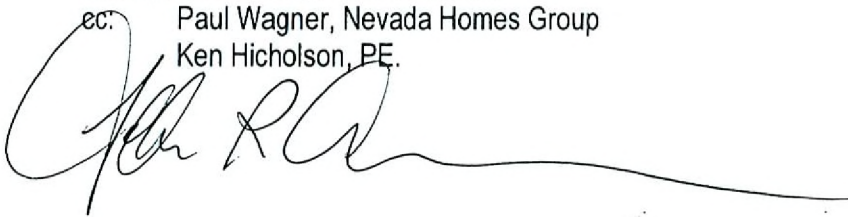
Sincerely,

VTN-Nevada

Jeffrey R. Armstrong, Senior Planner

cc: Paul Wagner, Nevada Homes Group

Ken Hicholson, PE.

A handwritten signature in black ink, appearing to read 'J.R. Armstrong', followed by a long horizontal line extending to the right.

WVR-22255

SDR-22253

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