June 6, 2007

W.O. 6432-A-10

Development Services Center
Planning & Development
731 South Fourth Street
Las Vegas, NV 89101

RE: Variance to allow for a reduction in the living area setback for Lot 16 within the Monticello Subdivision (Section 3.2.4. (Residential Small Lot Mini Lot Conventional – Up to 15 Du/Ac.

On behalf of the applicant, Avante Homes, VTN Nevada respectfully request a variance application to allow for a reduction in the living area setback from 8 feet to 5 feet on lot 16 within the Monticello Subdivision. Monticello is a 190 lot subdivision currently zoned Planned Development with a master plan designation of Medium Density Residential/Residential Small Lot. The proposed project has a gross acreage of 17.7 +/- acres with on overall density of 10.73 dwelling units per acre. Monticello is located within the Providence Master Planned Community.

<u>Variance</u>
The applicant is proposing to reduce the living area setback from 8 feet to 5 feet on one lot (See Attached Exhibit).). In accordance with the Providence design guidelines section 3.2.4 it states that "No identical plan and elevation are permitted side by side" lot number 15 has a type 1 plan only and lot 17 has a type 1 plan only also. The applicant is forced to put a plan 1 product on lot 16 to stay within conformance with the Providence design guidelines they will alter the elevation of this lot to ensure diversity within the 3 lots. A plan 2 product will not allow for conformance of the driveway criteria on this lot. Lot 16 achieves all design guidelines except for the living area setback. The plan 1 does meet the "plates" requirements per the Cliff's Edge design guidelines. The applicant believes that this deviation will not adversely affect the health and safety of residents located within the Monticello development.

Should you have any questions please feel free to contact me at 702-873-7550

Sincerely,

VTN Nevada

VAR-24516
10/25/07 PC