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July 31, 2007

City of Las Vegas
Planning Department
731 S. Fourth Street
Las Vegas, Nevada 89131

Re: Franklin Park at Providence amended tentative map and waiver

Related application: **TMP-5798** Franklin Park at Providence

To whom this may concern,

On behalf of our client, Toll Brothers, we would like to submit this amended tentative map application to replace the previously approved tentative map TMP-5798. This application is being submitted to make necessary changes to the product to fit the current market demands. The revised plan now has 215 units on 37.0 net acres (previously 234 units).

By changing the product, the site layout has required revisions to the street patterns that have resulted in what we believe is an improved site layout. The proposed plan reduces the density from 6.32 to 5.81 dwelling units per acre. The plan includes curvilinear streets as required by the Providence Master Plan. The new plan includes a 4' landscape strip with a detached sidewalk on one side of the internal streets and a 4' landscape strip on the other side to enhance the street scene. These landscape strips will consist of boxed trees and shrubs to create a uniform streetscape. The new product is a detached product that will allow for a more diverse and esthetically pleasing environment.

The proposed changes will require a small amount of utility relocation and asphalt demolition. Since a majority of the Phase 2A improvements were installed per the original plans, we have tried to maintain the same street alignments in this phase to minimize reconstruction.

We are also requesting a waiver of 18.12.160 to allow for an internal intersection offsets of approximately 84 feet where a minimum of 125 is required (located at Beecher and Ellison). In an effort to maintain the existing street patterns and reduce existing utility relocations we were not able to redesign this intersection to eliminate the previously requested and approved waiver. This intersection will include a 4.5' wide raised median and 21.17' wide (BC to BC) street section on both sides. However, the revised site plan eliminates two of the 3 previously waivers for this project.

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We believe that this new product combined with the improved street scene and density reduction will benefit the surrounding community and be a great success in the Providence community. We thank you in advance for your review of this application.

If you have any questions or need any additional information, please feel free to contact me at 434-5577.

Sincerely,

A handwritten signature in cursive script that reads "Chais Jenkins".

Chais Jenkins
Wood Rodgers

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PROVIDENCE

3455 Cliff Shadows Parkway, Suite 220, Las Vegas, Nevada 89129
(702) 242-4949 ~ FAX: 568-2044

July 27, 2007

Jeremy Stone
Toll Brothers
1140 Town Center Dr.
Suite 350
Las Vegas, NV 89144

Via: E-mail (jstone@tollbrothersinc.com) and facsimile (702) 243-9610

RE: Providence Master Plan Community
Project Plan: Tentative Map Submittal
POD 209 – Franklin Park
Plan Date: Cover Sheet July 6, 2007
Grading Plan July 6, 2007
Utility Plan July 6, 2007
Site Sections July 6, 2007

Dear Jeremy:

The Providence Design Review Committee (DRC) is in receipt of your Tentative Map submittal for the aforementioned POD.

The DRC approves your Tentative Map for POD 209 – Franklin Park.

Unless specifically waived, all elements within Providence must comply with the terms and conditions of the Design Guidelines and other governing documents. The approval granted herein applies only to the specific items as noted above, and does not constitute an approval of every specific element of the submittal, nor does it constitute a waiver of Providence's rights to enforce compliance with the Design Guidelines and other governing documents. Should an element of the submittal not comply with the Design Guidelines or other governing documents, and is not specifically approved, Providence reserves all of its rights with respect to enforcement of the terms and conditions of such documents as to the non-conforming element. All non-conforming elements must be specifically noted and a specific waiver must be submitted with respect thereto.

If you have any questions, please do not hesitate to contact our office.

Sincerely,
Providence Design Review Committee


Carmen Shukis
Design Review Manager

cc via email Amber Abel, Tom Cardin – Focus

Enclosures (Tentative Map Plans dated July 6, 2007)

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