

WJR

Consulting Services, LLC Land Acquisition & Development Services

December 26, 2007

City of Las Vegas Planning Department
731 S. Fourth Street
Las Vegas, NV 89101
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RE: REQUEST FOR VARIANCE - 138-03-510-001, 002, 003, 023, 024, 025, 031

To Whom It May Concern:

We at SF Investments, LLC on behalf of the applicant Mickey Stratton of Sterling S. Development would like to formally request a Setback Variance in conjunction with our current applications (GPA-25892, ZON-25893, SDR-25894) to allow for a minimum of 20' to 75'+ setback from existing residential to the east where 90' is required. The Variance request is as follows:

1. Allow a 75'+ setback from existing residential to the east along Balsam where 90' is required. All proposed buildings along Balsam to be a maximum of 2 Story.
2. Allow 20' setback from existing residential to the east where 90' is required which is due to the main / only access along Lone Mountain Road which is required at it's proposed location due to the overpass over US 95. The main / only access into the subject property with the drive isle / access pushes only one (1) building which is 2 Story in height within 20' towards one (1) existing residential lot to the east thus creating a hardship situation.

We believe that the Setback Variances as request above herein do not have an adverse effect to the existing residential to the east therefore we respectfully request your approval of this request.

If you have any questions, please feel free to call me at (702) 635-6939.

Sincerely,

Bill Roberts

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