

December 27, 2007

City of Las Vegas Planning and Development Department
731 S. Fourth Street
Las Vegas, NV 89101

Re: Variance Request for Astoria at Cliff's Edge Pod 301 (APN 126-24-210-001) for a reduction in the rear setback minimum

To Whom It May Concern:

The Astoria Corporation as Manager of Astoria CE 307, LLC, the owner of the above referenced property, is submitting herewith an application for a Variance to the Cliff's Edge Design Guidelines (CEDG) to allow for a 5-foot rear setback for a portion of the homes where a 7-foot minimum is required. The CEDG states the rear setback minimum as: "7' min. for at least 50% of the elevation width, otherwise 3'. If we were to state the proposed rear setbacks they would be: "5' min. for at least 37% of the elevation width, otherwise 12', which allows for a rear private space.

The proposed Variance is intended for two floor plans (Plan 1 & 2) of the four floor plans proposed for the project. For both of these plans, a minimum 5-foot rear setback is provided for the entire rear of the home, where the CEDG require only 3-foot. The Variance is required due to the location of the "jog" in the rear elevation which exceeds the midpoint by 2-feet for Plan 1 and 5.5-feet for Plan 2. Please see the included floor plans for a better understanding.

In addition, all floor plans meet the requirement along the north, east, south and west perimeter of the project.

As required by the City of Las Vegas, Astoria submitted this request to the Cliff's Edge Design Review Committee (CEDRC) for review and have attached their approval as part of this application.

Please let me know if you have any questions or concerns.

Thank you for your help in this matter.

Respectfully,



T.R. Barron
V.P. of Planning and Engineering
The Astoria Corporation

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02/14/08 PC