

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) to allow a six (6) foot front setback to garage.

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 a 6-foot garage setback where 5-foot or less or 18-foot or more is required. The proposed Variance is intended for one floor plan (Plan 2) of the four floor plans proposed for the project.

The proposed Variance is being requested in order to meet the CEDG requirement for the garage door to be recessed from the architectural columns at each side of the garage entry, which meet the CEDG setback requirement of 5-foot. The recessed garage is a requirement of the CEDG. We believe the location of the columns at 5-foot from the front property line will meet the intent of the guidelines.

The proposed Variance will affect approximately one-half of the lots on the site as the shortened driveway cannot work on the remaining lots due to the street slope for those portions of the site.

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

VAR-26237
02/14/08 PC



PROVIDENCE

Master Planned Community

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

November 20, 2007

Roger Friend
Astoria Homes
10655 Park Run Drive
Suite #200
Las Vegas, NV 89144

VIA: e-mail (RFriend@astoriahomes.com) and Prolog Website

**RE: Providence Master Plan Community
Garage Setback Variance Request
POD: 301 – Independence**

Dear Roger:

The Providence Design Review Committee (DRC) is in receipt of Astoria's letter dated October 23, 2007, requesting a waiver to allow the driveway length on Plan 2 to be less than or equal to 6'-0" where the Design Guidelines Section 3.2.4 requires the Garage Face Setback to be "less than 5' or 18'+". Plan 2 is designed such that the front plane of the exterior wall is setback 5'-0" from the Property Line; however, the garage door itself is recessed, making the actual driveway length 6'-0".

The DRC waives this garage setback as stated in Section 3.2.4 of the Design Guidelines.

Unless specifically waived, all elements within Providence must comply with the terms and conditions of the Design Guidelines and other governing documents. The waiver 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 waived, 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.

Should 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: Tom Cardin, Paula Gibson, Amber Abel – Focus

Enclosures: (Astoria Garage Setback waiver request letter dated October 23, 2007)

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