

December 10, 2007

City of Las Vegas
Planning and Development Department
731 South 4th Street
Las Vegas, NV 89101

Re: Three-Unit Attached Single Family at 139-27-310-036 – Variance to 5-foot side setback and minimum Lot size.

Please accept this letter as justification for the proposed three-unit attached single family in parcel 139-27-310-036. The parcel consists of 0.23 ac of multifamily residential land located north west of the intersection of Mc Williams and F Street. Currently this parcel is surrounded by multifamily on the west and single family on the east boundary. We are proposing three attached three bedroom single family homes with individual garages.

The variances we are requesting are the following:

- 1) 5-foot side setback to single family - The parcel is Zones for Multifamily where there will be no setbacks between units. The proposed project will be mapped as attached single family where one wall of each unit will be directly connected to the other building. We are proposing a triplex with single family mapping.
- 2) 6,000 s.f. minimum lot size - The minimum lot size for a single family in R-3 is 6,000 s.f. We are proposing three attached single family residential units. The total area of the existing parcel is 9,750 s.f. Based on the zoning we are allowed to build three units in this area and still maintain the maximum density requirements. The lots will be divided into two 3,510 s.f. parcels and one 2,730 s.f. parcel. The purpose for this is to allow residents to have individual water meters and sewer lateral as well as individual back yards and not have to maintain an H.O.A. for three units. Overall the project will still meet all requirements for the area of the parcel and the R-3 zoning, based on multifamily residential.

The approval of this project and its architectural features will enhance the appearance of the neighborhood. Please consider this variance application for approval.

Thank you for your assistance in this matter.

Sincerely,



Armando Monarrez

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SDR-26350
02/28/08 PC

January 15, 2008

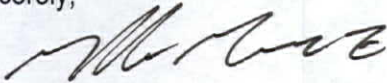
City of Las Vegas
Planning and Development Department
731 South 4th Street
Las Vegas, NV 89101

Re: Three-Unit Attached Condominiums at 139-27-310-036

Please accept this letter as justification for the proposed three-unit attached condominiums in parcel 139-27-310-036. The parcel consists of 0.23 ac of multifamily residential land located north west of the intersection of Mc Williams and F Street. Currently this parcel is surrounded by multifamily on the west and single family on the east boundary. We are proposing three, three bedroom attached condominiums with individual garages. The approval of this project and its architectural features will enhance the appearance of the neighborhood. Please consider this design development application for approval.

Thank you for your assistance in this matter.

Sincerely,



Armando Monarrez

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02/28/08 PC