



MOSER architecture studio

December 3, 2007

Via: Hand Delivery

City of Las Vegas – Current Planning
731 S. Fourth Street
Las Vegas, NV 89101

Re: Justification Letter – Review of Condition #10 – SDR 19670
APN: 138-13-101-006

To Whom It May Concern:

Please be advised that our office represents Trammell Crow Residential (the "Applicant"). This application request is for Review of Condition #10 (Air conditioning units shall not be mounted on rooftops. The site is generally located near Cheyenne & Jones, more particularly known as assessor's parcel number 138-13-101-006 (the "Site").

Review of Condition #10:

The Site is located in an R-PD25 (Multi-Family) zoned district. The Applicant is proposing to place the HVAC units on the roof tops below the ridge line. This will be accomplished by providing a notched truss to create a well within the trusses to screen the HVAC units from all four sides. This well will be approximately 4'-0" in depth to assure that HVAC units will be fully screened from all views. This request to place the units on the roof tops below the ridgeline will allow the site to accommodate the required Open Space, Landscaping and allow for well designed hardscape.

We thank you in advance for your time and consideration of this matter. Should you have any questions or concerns, please feel free to contact me.

Regards,

A handwritten signature in black ink, appearing to read "Brent S.", written over a white background.

Brent Cajthaml, COO
MOSER architecture studio, LLC

Cc: File

RECEIVED
DEC 05 2007

ROC-25874
01/16/08 CC