



G. C. WALLACE COMPANIES
ENGINEERS | PLANNERS | SURVEYORS

G. C. WALLACE, INC.
G. C. WALLACE OF CALIFORNIA, INC.
G. C. WALLACE HOLDINGS, INC.

Writer's Contact Information:

764-100-100

January 30, 2008

Don Schmeiser
City of Las Vegas
731 South Fourth Street
Las Vegas, NV 89030

Re: Justification Letter-Ann 17 - Request for a Variance to SDR-9142 Assessors Parcel Numbers-125-35-111-053; 125-35-111-058.

Dear Mr. Schmeiser:

On behalf of our client, PN II Inc., dba Pulte Homes of Nevada, G. C. Wallace, Inc. requests the approval of a Review of Conditions for a single-family residential project generally located at the southwest corner of Ann Road and Rebecca Road.

The project is located within the City of Las Vegas on land designated as Desert Rural (up to 2.49 units per acre) and Rural (up to 3.59 units per acre) in the Centennial Hills Plan. The zoning is currently R-PD4. We are requesting a Variance of item no. 5, which a portion states that the front setback to the house should be 20'. We would like to have this changed to reduce the front yard setback to a minimum of 15', specifically for lots 53 and 58. This change is requested to allow for footprint 2694 single story model to be placed on these lots. These lots are conditioned to have single story homes on them.

This project will contain appropriate buffering, including necessary setbacks and landscaping, to protect the residences surrounding the proposed project. This project complies with Title 19.

The project is compatible with adjacent developments and we believe that this project would be an excellent addition to the existing community.

Very truly yours,

G. C. WALLACE, INC.

Jodi Bennett
Project Coordinator

cc: Jeff Deason, Pulte Homes
Lane Thompson, GCW
Chris Anderson, GCW

RECEIVED

FEB 12 2008

VAR-26862
03/27/08 PC