

March 3, 2008

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

Re: Justification Letter for Sky Ridge - SDR-3320- Review of Condition #8

To Whom It May Concern:

On February 4, 2004, City Council approved the request for a Site Development Plan Review for a proposed 258 lot single family residential development on 24.3 acres located adjacent to the east side of Tee Pee Lane, approximately 250 feet north of Grand Teton Drive. Since that time Lennar acquired the community and has moved forward with the development as approved. We are requesting a review of the following condition of the Site Development Plan Review (SDR-3320):

8. **The setbacks for this development shall be a maximum of 5 feet or 18 feet and greater to the front of the garage and house as measured from back of sidewalk or back of curb if no sidewalk is provided, 5 feet on the side, 5 feet on the corner side, and 5 feet in the rear.**

We are requesting that Condition #8 be modified to read as follows:

The setbacks for this development shall be a maximum of 5 feet or 18 feet and greater to the front of the garage and house as measured from back of sidewalk or back of curb if no sidewalk is provided, 5 feet to the first garage and 9 feet to the second garage as measured from back of sidewalk or back of curb if no sidewalk is provided on the Plan 2 only (the dimension to the second garage may increase to a maximum of 11 feet when located on a curvilinear street or radius), 5 feet on the side, 5 feet on the corner side, and 5 feet in the rear.

The building plans for Plan 2 have a staggered garage making this request necessary. The building plans have been approved by the City of Las Vegas. In fact, numerous building permits have been issued for the Plan 2 and homes have been sold with this setback criteria. This request is to make all of these items and future building permits in compliance with SDR-3320.

Should you have any questions, please do not hesitate to contact me at 450-4912. Thank you in advance for your time and consideration.

Sincerely,


Marnie Hoffman
Director of Forward Planning

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04-16-08 CC**

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