

April 15, 2008

City of Las Vegas
Development Services Center
731 S. 4th Street
Las Vegas, Nevada 89102

**Re: Tentative Map located approximately on the NWC of Dorrell Lane & Decatur
Boulevard
APN: 125-24-503-001, 002, 004, 008, 009, 011, & 017**

To Whom It May Concern:

On behalf of our client, Pay Dirt Development & Investment LLC, we respectfully submit this letter of justification for a Tentative Map for a proposed 64 lot single family project called Donald Gardens II.

The applicant is requesting to develop 64 lots on 12.90 acres. The planned density will be 4.96 units per acre. The applicant seeks approval of a Tentative Map for 64 lots with a minimum lot size of 6,500 sq. ft. with the typical lot size being greater than 6,500 sq. ft. The proposed front yard setbacks are 20 ft. to the Garage/10 ft. living area and 15 ft. rear yard; 10 ft. corner side yard; and 5 ft. interior side yard. The applicant is requesting 39 ft. private streets with an additional 4 ft. sidewalk on one side.

Please place the attached request on the Planning Commission agenda. If you have any questions or require additional information, please contact me at 254-1480.

Sincerely,



Kris Givant
Project Coordinator

RECEIVED
MAY - 8 2008

**TMP-28062
06/26/08 PC**