

T THOMASON
C CONSULTING
E ENGINEERS

July 30, 2008

City of Las Vegas
Planning & Development
731 S. 4th Street
Las Vegas, NV 89101

Reference: Ann Balsam
Variance for Lot 5
APN #125-27-816-005

On behalf of Richmond American Homes, we respectfully request your consideration of the attached Variance for lot 5 the existing subdivision of Ann / Balsam.

Location: The proposed site is located on Ann Road and Balsam Street within Section 26, Township 19 South, Range 60 East.

At this time we are requesting a variance for Lot 5. This request is to allow a 5' front setback where 18' is required, as shown on the attached exhibit. The CLV generally allows either a 5' or 18' front setback for the approved zoning for this project, however the conditions were written to only allow 18' driveways. This variance request is for only one lot which is located on a knuckle. The knuckle reduces the overall useable depth of the lot and therefore none of the approved architectural plans will meet the current approved front setback of 18'. There is ample on street parking within the subdivision to meet the needs of a third parking space for lot 5.

If you need additional information or have any questions, please feel free to call me at 932-6125

Sincerely,



Sonia Macias
Project Coordinator



3277 East Warm Springs Road, Suite 400
Las Vegas, Nevada 89120
Phone (702) 932-6125 • Fax (702) 932-6129

VAR-29441
09/25/08 PC