

764-102-121

June 2, 2008

Mike Howe
City of Las Vegas
731 S. Fourth Street
Las Vegas, NV 89030

Re: Justification Letter-Stratton 35 - Review of Conditions - Request for Front Setback Waiver to SDR-9095 (APN #125-11-511-001 through 077)

Dear Mr. Howe:

On behalf of our client, PN II Inc., dba Pulte Homes of Nevada, G. C. Wallace, Inc. requests approval of a Review of Conditions for a single family residential family project generally located south of Iron Mountain Road and west of Jones Boulevard.

The project is located within the City of Las Vegas on land designated as Desert Rural (up to 2.49 units per acre) in the Centennial Hills Plan. The zoning is RPD-2. We are requesting review of conditions of item no.14 which states that "the setbacks for this development shall be a minimum of 20' to the front of the garage as measured from the back of sidewalk or from back of curb if no sidewalk is provided, 7' on the side, 15' feet on the corner side and 20' in the rear." We would like to revise this condition to read the setbacks for this development shall be a minimum of 20' to the front of the garage door, **when the garage is fronting or facing the street**, from the back of sidewalk or from back of curb if no sidewalk is provided; **a front setback of 15' to a side loaded garage or house where there is no garage**, 7' on the side, 15' on the corner side and 20 feet in the rear.

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.

This project is consistent with the Centennial Hills Interlocal Land Use Plan. The project is compatible with adjacent developments and we believe that this project would be an excellent addition to the existing community.



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Cordially,

G. C. WALLACE, INC.

Christopher W Anderson

Christopher W. Anderson
Executive Vice President

CWA/cms

c: Don Boettcher, Pulte Homes
Jeff Deason, Pulte Homes
Jeremy Fritz, Pulte Homes
Ben Morris, GCW
Jodi Bennett, GCW
Danny McFadden, GCW

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