

July 15, 2008



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

Subject: Farm and Hualapai Entitlement Justification Letter

Dear Planner:

On behalf of our client, Harmony Homes, we respectfully request review and approval of the attached revised Site Development Plan Review (SDR) and Open Space Variance. The site is generally located at the northwest corner of Hualapai Way and Farm Road and is currently comprised of 68 residential lots on approximately 10.52 gross acres for a project density of 6.5 dwelling units per acre. The project is currently zoned at R-PD7. **The current developer is requesting that two residential lots be added to the subdivision to allow for a total of 70 dwelling units.**

The subject project has the following approved entitlements:

ZON-4368 SDR-4370 ROC-5445

Site Development Plan Review

Our client would like the following items revised within the currently approved SDR-4370:

1. Add one residential lot to the approved SDR to allow for a total of 70 residential lots. Please note 68 residential lots were depicted on the approved Tentative Map even though SDR-4370 was approved for 69 lots. The overall residential density would be 6.7 dwelling units per acre in lieu of the approved 6.6 dwelling units per acre. The new project density would be well below the maximum density of 7.5 dwelling units per acre allows in R-PD7.
2. Reduce the front garage setback from 20 feet to 18 feet. This reduction in the garage setback is consistent with typical garage setbacks within the City of Las Vegas jurisdiction.
3. Eliminate the pedestrian access easement and onsite sidewalk. Said revision allows the developer to provide homebuyers with an additional 9 feet of useful backyard area.

Open Space Variance

The inclusion of two additional residential lots will increase the typical required open space as well reduces the actual open space within the subdivision. The required open space will be 1.15 acres. The developer is proposing to provide 1.01 acres of open space (12.2% reduction) that includes a portion of the entry landscape since said area is within the gated portion of the project. The newly constructed Gilcrease Brothers Park is located immediately to the east of the project site. The existing 10 acre site features a large, open natural turf area for lacrosse play, smaller artificial turf areas that surround shaded picnic and play areas, a water feature, perimeter walking path, horseshoe pits, bocce courts and shuffleboard courts. In addition, the proposed 15-acre Huckleberry Park is approximately 1,000 feet east of the project. Said park will is assumed to offer similar amenities to the existing Gilcrease Brothers Park. The developer feels that there are adequate public facilities within proximity of the project site to adequately enhance the quality of life for this community.

**SDR-29026
08/28/08 PC**

July 15, 2008

If you have any questions or require further information, please do not hesitate to contact me at 284-5300.

Respectfully submitted,

SLATER HANIFAN GROUP, INC.



Darryl Lattimore, P.E.
Associate

SDR-29026
08/28/08 PC