



August 7, 2009

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

Subject: Farm and Hualapai Justification Letter ROC

Dear Planner:

On behalf of our client, Harmony Homes, we respectfully request review and approval of the attached revised Site Development Plan Review (SDR). The site is generally located at the northwest corner of Hualapai Way and Farm Road and is currently comprised of 70 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 developer is requesting a side yard set back of three feet where five is currently required.**

The subject project has the following approved entitlements:

ZON-4368 SDR-29026 ROC-5445 VAR-29028

Site Development Review ROC

Our client would like to amend the following condition for the setbacks within the currently approved SDR-29026:

1. Because of the current economic status of the housing market the applicant wishes to introduce additional floor plans to the development that have been successful in other subdivisions they are currently developing. To introduce this product they are asking for a review and approval of the set backs as stated below. The requested set backs had previously been approved for this project under SDR-4370. This request is for all lots except the following: 5,9,13,16,18,19,20,23-25,28-30,35,58 & 60.

Approved

18' Front Garage
5' Side Yard
10' Front to Building
10' Corner Side
5' Rear
10' Rear lots 19-31
10' Side lots 3,4,9 & 10

Requested

18' Front Garage
3' Side Yard
10' Front to Building
5' Corner Side
5' Rear
10' Rear lots 19-31
10' Side lots 3,4,9 & 10

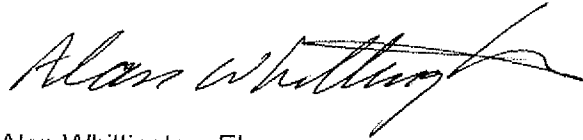


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If you have any questions or require further information, please do not hesitate to contact me at 284-5300.

Respectfully submitted,

SLATER HANIFAN GROUP, INC.

A handwritten signature in black ink, appearing to read "Alan Whittington", with a stylized flourish at the end.

Alan Whittington, EI
Assistant Project Manager

ROC-35306
09-02-09 CC