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Las Vegas Planning & Development
731 S. Fourth Street
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RE: Justification Letter for Reduced Rear Yard Setback Request – Kensington

Ryland Homes is requesting that the rear yard setback for single story plans at Kensington be reduced from 20' to 14'.

With the current 20' setback, our single story plan (Plan 1) only fits on 22 of the 48 lots that are for sale. We feel that a single story plan would add variety and be a desired product in the community. Ideally, we would prefer to sell Plan 1 dispersed throughout the community, whereas now this plan would be restricted to certain lots that are, for the most part, grouped together.

With a 14' rear setback, 22 of the 48 lots, as noted above, would still have 20' or more in the rear yard. Another 22 lots would have rear yards varying from 15' to 19.81'. Only 4 lots would be less than 15', varying from 14.03 to 14.89'. Please refer to the attached list for specific lot details.

This request has been approved by the Providence Design Review Committee and is attached for your use.

Sincerely,



Jeff Stevens
Land Development Manager
Ryland Homes Nevada LLC

**VAR-37380
03/25/10 PC**