



PAR1002-001

June 29, 2010

City of Las Vegas
Planning and Development
731 S. Fourth St.
Las Vegas, NV 89101

SUBJECT: Revised Justification Letter for Pardee Homes Providence POD 307 Tentative Map and Waiver

Slater Hanifan Group, on behalf of the applicant, Pardee Homes of Nevada, respectfully submits this justification letter in support of the subject Tentative Map and Waiver application for the subject development. The purpose of this request is to develop a 106 lot development on approximately 20 gross acres within POD 307 of the Providence Master Development (formerly known as Cliff's Edge). The proposed layout is for all single family detached residences located at Centennial Parkway and Shaumber Road. The Assessor's Parcel Number: 126-24-410-002

The land use for POD 307 in the approved master plan is Residential Small Lot (RSL) development for up to 15 du/ac but this proposed development is more in line with the Low Density classification (<5.5 du/ac) per Cliffs Edge design guidelines. The development standards for the RSL (Mini-Lot conventional) will still be utilized for this development.

There are two waivers being requested. The first waiver is to reduce the interior street intersection offset to 66' from 125' per Section 18.12.160 of the Code. This occurs at the first street just east of the entrance of the subdivision. At the pre-submittal meeting, Rick Schroder requested that the entrance off Centennial be shifted in order to get the street offset to 10' from the apartment complex's entrance on the south side of Centennial. In order to accomplish this, it created the reduced offset on the internal private street. The reduced internal street offset was less of an issue than having the main entrances off Centennial be misaligned. This request has been met and is reflected on the tentative map. The second waiver is for the use of three minor stub streets for utility and grading purposes per Section 18.12.110 of the Code. Two of the stub streets are located on the northern street to allow the lots to be rotated so that they line up better with the existing pads in the Ryland Homes project and step down with the natural grade to alleviate grading/retaining wall issues. The third stub street is parallel to Shaumber Road in the southeast corner of the site and is needed for the

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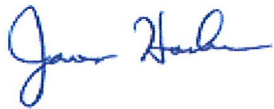
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water, sewer and drainage from the site to tie into existing improvements in Centennial Parkway. SHG has discussed these waivers with staff and they have been receptive to the site challenges which warrant the request for these waivers.

Please contact me at 284-5300 if you have any questions regarding these applications.

Sincerely,

Slater Hanifan Group, Inc.

A handwritten signature in blue ink, appearing to read "James Hackman".

James Hackman, P.E.
Project Manager

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