



3455 Cliff Shadows Parkway, Suite 220
Las Vegas, Nevada 89129
(702) 242-4949 ~ FAX: 242-0414

9/2/2010

Christine Frazzitta
Richmond American Homes
2490 Paseo Verde Parkway
Suite 12
Henderson, NV 89074

VIA: E-mail (cfrazzitta@mdch.com) and Prolog Website

**RE: Providence Master Plan Community
Plotting Variance Request
POD: 113 – Emerson**

Dear Christine:

The Providence Design Review Committee (DRC) is in receipt of your requests to allow the garage face setback to be 7 feet or greater than 18 feet, to decrease the front second story setback to 3 feet, and permit a 7 foot setback to livable area for Lots 21 and 103.

The DRC approves all three waivers. Increasing the drive way from 5 feet to 7 feet is not enough area to park a car. Decreasing the front second story will help break up the street scene of typical mini lot subdivisions and since it on the street side only it will not affect any of the adjacent properties. In addition both of these requests are for one individual floor plan of the four floor plans being offered in the subdivision. The plotting criteria of the Cliffs Edge Design Guidelines will insure that the models are staggered, thus limiting the overall impact. The third request is due to the layout the subdivision. The subdivision was mapped and improved by a previous builder. Both lots 103 and 21 are irregular shaped due to the layout of the previous builder and off-site requirements. Granting the waiver will not have an adverse impact of the community given the location of the lots.

If additional deviations are required they must be submitted to the DRC for review and approval. Should you have any questions, please do not hesitate to contact our office.

Unless specifically waived, all elements within Providence must comply with the terms and conditions of the Design Guidelines and other governing documents. The waiver granted herein applies only to the specific items as noted above, and does not constitute an approval of every specific element of the submittal, nor does it constitute a waiver of Providence's rights to enforce compliance with the Design Guidelines and other governing documents. Should an element of the submittal not comply with the Design Guidelines or other governing documents, and is not specifically waived, Providence reserves all of its rights with respect to enforcement of the terms and conditions of such documents as to the non-conforming element. All non-conforming elements must be specifically noted and a specific waiver must be submitted with respect thereto.

Sincerely,
Providence Design Review Committee

Calvin Champlin
Senior Vice President of Entitlements

cc via email: Chris Dingell – Focus

Enclosures: (none)

Document in Prolog Manager 2007 R1

RECEIVED
SEP 07 2010
City of Las Vegas
VAR-39468
ROC-39470