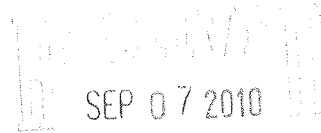


T ☐ THOMASON
C ☐ CONSULTING
E ☐ ENGINEERS

September 3, 2010

City of Las Vegas
Planning & Development
731 S. 4th Street
Las Vegas, NV 89101



Reference: **Stonewater – Ann Mustang
Site Development Plan Review
APN 125-26-812-001 thru 038**

On behalf of Richmond American Homes, we respectfully request your consideration of the attached Site Development Plan Review for the above-listed parcels.

Location: The proposed site is located at Ann Road and Mustang Road within Section 26, Township 19 South, Range 60 East.

Background: A site development plan review (SDR-17698) was approved by City Council on January 3, 2007. Based on this entitlement, offsite improvement plans were approved on July 18, 2007 (CLV #H19236), a final map recorded July 30, 2007 (Book 137, Page 66), and construction commenced for the 32 lot subdivision. The was project was subsequently suspended by the developer due to market conditions.

For this application, Richmond American Homes is proposing to utilize 1 and 2 story products on the existing mapped lots. Each model offers a two-car or three-car garage and a variety of architectural features. There will also be casitas offered on this project. The size of the casitas will be approximately 10' x 25'. The developer intends to conform with the condition of SDR-17698 to restrict the following lots to single story homes: 5, 6, 7, 9, 10, 11, 12, 14, 16, 17, 18, 19, 20, 29, 30, 31, and 32. Additionally, an 8' screen wall will be provided along the perimeter as required by the previous approval.

Request: At this time, we are requesting approval of the 32 lot, single family residential development located on the approximately 10.3 acres listed above. The density for this project is 3.1 dwelling units per acre (DUA). The applicant has provided .55 acres (24,123 sf) of open space where .53 acres (23,000 sf) is required. The minimum lot size is 7,414 sf.

In order to provide the maximum square footage for the single story product and offer the largest selection of homes for sale on each lot, the lot setbacks for all lots except Lot 9 are as follows:

20' min – Front Garage
18' min – Front Garage (Cul-de-sac)
10' min – Front House

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SDR-39474

5' – Side Yard
19' - Side Yard (north side only) lots 30 and 31
9' – Corner-side
20' – Rear

Due to the orientation of the house on Lot 9, the setbacks for Lot 9 are as follows:

20' min – Front Garage
10' min – Front House
5' – Side Yard
9' – Corner-side
5' – Rear

The setbacks for the casitas will be as follows:

Setbacks – Casitas
6' – Main structure
5' – Side
3' – Rear

Please place this request for a Site Development Plan Review on the next available Planning Commission agenda. If you have any questions or need additional information, please call me at 932-6125.

Sincerely,



Sonia Macias
Project Coordinator