

November 16, 2010

City of Las Vegas
Planning and Development
731 S. Fourth Street,
Las Vegas, NV 89032

RE: Cliff's Edge Pod 115, 116 & 117 – Request for rear setback modification

To Whom It May Concern:

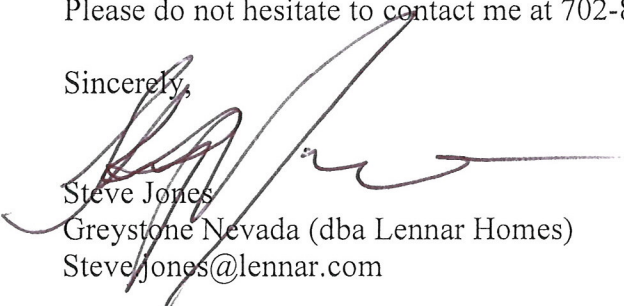
Greystone Nevada LLC would like to add a new house plan into the existing Arbor Ridge community located within Providence Pod 116. The plan is a 1585 square foot two story home that conforms architecturally to the Providence Design Guidelines. This plan will incorporate an 18 foot front setback to the garage, while the existing approved plans have a front setback of 5 feet to the garage. By adding this plan, the street scene will be enhanced and the amount of on-street parking will be reduced. This will be a great benefit to the entire community.

The typical lot size in Arbor Ridge is 40' wide by 55' deep. The existing plans were designed to conform to modified Residential Medium Lot (RML) land use setback standards including rear setbacks of 8 feet for 50% of the home elevation and 12' for the remainder. We are requesting to modify the rear setbacks for the remaining home sites in this community that lie within the Residential Small Lot (RSL) land use (approximately 44 homesites). A site plan has been included which depicts these homesites within the community. The RSL rear setbacks allow 3 feet for 50% of the rear elevation and 7 feet for the remainder. The requested setback modification would be to allow 3 feet for 75% of the rear elevation and 7 feet for the remainder. These modified setbacks would only be incorporated when the proposed 1585 plan was constructed and will be limited to home sites as depicted on the site plan.

We are excited to offer a full-depth driveway in the Arbor Ridge community. The Master Developer supports this request, and we are respectfully requesting your approval to modify the rear setback development standards for the remaining homesites within the RSL Land Use in order to accommodate our proposed plan.

Please do not hesitate to contact me at 702-821-4627 if you have any questions.

Sincerely,


Steve Jones
Greystone Nevada (dba Lennar Homes)
Steve.jones@lennar.com

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