

PAR1004.001

January 18, 2011

Attn: Mike Howe
City of Las Vegas
Planning and Development
731 S. Fourth St.
Las Vegas, NV 89101

RE: Justification Letter for a Variance for Providence POD 301

Mr. Howe:

Slater Hanifan Group, on behalf of the applicant, Pardee Homes of Nevada, respectfully submits this justification letter in support of a Variance application for the subject development.

The Providence POD 301 (formerly Astoria Homes at Cliff's Edge POD 301) single family residential development has a total of 192 lots. The development is fully constructed in terms of roadways, utilities, and walls. The site is ready for construction of homes. Pardee Homes has purchased the 192 lots and proposes to use their housing product on these lots. The purpose of the variance request is to modify the setback criteria established in the Cliffs Edge Design Guidelines to accommodate the proposed product. Note that the latest edition of the Cliffs Edge Design Guidelines referenced in this application was adopted by the City of Las Vegas on August 5, 2009.

The site is located southwest of the intersection of Dorrell Lane and Shaumber Road within the Providence Master Planned Community (formerly known as the Cliff's Edge Master Planned Development). The site is approximately 20 gross acres. As mentioned above, the site was mapped for a total of 192 residential lots. The APNs for the 192 lots (which include six Common Elements) are: 126-24-214-001 thru 198.

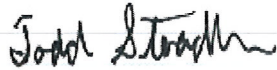
The variance being requested addresses the modification of the garage face setback for the Conventional Mini-Lot criteria. The 82 lots for which this variance is requested are 1-15, 30-48, 67, 81-83, 93-106, 111-122, 133-142, and 149-156. The criteria (per VAR-26237) states that the garage face be less than 6 feet or greater than 18 feet. This request is to allow the garage face setback to *be 8 feet or less, or 18 feet or greater*. The additional front setback at the garage is needed for two reasons. The first reason is due to steep street slopes. The street slopes within this project are typically 3 percent to over 5+ percent in the west to east direction. These steep streets are not conducive to short driveways. The additional depth allows the driveway slope to be below the Cliffs Edge Design Guidelines maximum of 14 percent. The second reason is that of the geometry of the proposed house plans. Due to the irregular shape of the lot and the driveway location having been established, the typical minimum building footprint will only fit with the requested setback variance.

Thank you for considering these modifications to code and conditions to allow us to move forward with the completion of this project.

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

Sincerely,

Slater Hanifan Group, Inc.



Todd Steadham, P.E.
Associate

Cc:

Dan Hale, Pardee Homes

Matt Key, SHG

Chelsea Peltier, SHG

Jennifer Lazovich, KCRG

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