



March 28, 2013

City of Las Vegas
Planning Department
333 N. Rancho Drive
Las Vegas, NV 89106

**RE: Justification Letter
APN 126-13-310-002 – Lot 208 Cliffs Edge
Farm and Shaumber Residential**

On behalf of our client Lennar Homes we have prepared the following justification letter in support of a Tentative Map for the above referenced parcel. The subject landholding consists of an 18.18 acre parcel located within the Providence Master Plan, Cliffs Edge, south of Farm Road and west of Shaumber Road.

The subject site is currently defined by the Providence Master Plan with a land use of Residential Small Lot (RSL), based upon this land use designation a density of up to 15 dwelling units per acre (du/ac) is allowed. The proposed development will yield a density of 6.49 du/ac. The RSL land use criteria also require a minimum open space requirement of 10,000 square feet plus an additional 50 square feet for every unit in excess of 100. Based upon this the proposed development will require a total of 10,900 square feet. The proposed development will provide over 40,000 square feet of open space, highlighted by a 15,000 square foot centrally located park. The Farm and Shaumber Residential development is in conformance with the land use requirements of the Cliffs Edge Design Guidelines.

The proposed development will consist of a single family detached residential subdivision containing 118 residential lots and 14 common element open spaces. The development will be accessed directly from Shaumber Road via a private median divided and gated entry road. The internal roadway system will consist of a system of 39' wide private streets which will not have sidewalk. The proposed internal roadway system has a connectivity index score of 1.27, aided by the use of 3 pedestrian access links. Since the proposed development is governed by the development standards of the Cliffs Edge Master Plan the 1 planned stub street, which although not allowed by title 19, are acceptable under the Cliffs Edge Master Plan.

All perimeter roadway treatment and project entry monumentation will be in accordance with the Cliffs Edge Master Plan Design Guidelines.

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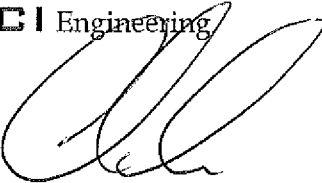
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The development will contain a mix of single and two story homes on a dimensionally standard, minimum size, of 40 feet wide by 110 feet. A standard 18 foot long driveway along with 15 foot rear and 5 foot side setbacks will be used for home plotting.

We are confident that the proposed development will meet both the needs of the residents of the City of Las Vegas as well as the goals of the Cliffs Edge Master Plan. Should you have any questions or wish to further discuss this application please contact me at (702) 453-0800.

Sincerely,

RCI Engineering 

Chris Thompson, P.E.
Principal