TANEY ENGINEERING

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July 31, 2007

City of Las Vegas
City Planning and Development Department
731 South Fourth Street
Las Vegas, NV 89101

Re: Justification Letter for an Extension of Time of the Site Development Review, Zone Change and Variance of Open Space for Tropical & Jones

To Whom It May Concern:

On behalf of our client, William Lyon Homes, we would like to request an extension of time on the approved Site Development Review (SDR 6928), Rezoning (ZON 6928) and Variance of Open Space (VAR 6930).

The proposed single-family residential subdivision is located at the southwest corner of Tropical Parkway and Jones Boulevard which consists of 49 lots or 3.43 dwelling units per acre. We are requesting an extension time of the approved Variance of open space which allows zero open space where 32,369 SF is required. In lieu of the open space, we are proposing a 6-ft landscape buffer along perimeter offsite streets consisting of approximately 16,432 SF as well as a common lot consisting of 11,469 SF where Corbett Street has been vacated. Additionally, we are also requesting an extension of time for the approved Site Development Review and the approved Rezoning from R-PD2 to R-PD3.

If you have any questions or need any additional information please do not hesitate to contact this office.

Sincerely,

Renaye M. Mendoza

Renaye M. Mendoza, E.I.
Project Manager
Taney Engineering

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09-19-07 CC

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