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G. C. WALLACE COMPANIES
ENGINEERS · PLANNERS · SURVEYORS

G. C. WALLACE, INC.

Writer's Contact Information:
804-2037

767.053.3

May 4, 2007

City Clerk's Office
City of Las Vegas
400 Stewart Street
Las Vegas, Nevada 89101

Re: Appeal of Decision of the Planning Commission to Deny Application Numbers VAR-20544, VAR-20545, VAR-20546, VAR-20547, VAR-20549, VAR-20550

Ladies and Gentlemen:

G. C. Wallace, Inc. on behalf of D.R. Horton, Inc. respectfully submits this letter of appeal in order to move the subject applications for variances forward for evaluation and consideration by the Las Vegas City Council.

We believe these applications should be approved for the following reasons:

1. Due to rapid changes in the housing market, the developer is proposing to construct an updated floor plan that has proven to be very marketable in other subdivisions. The reduced front yard setback for this particular model will in fact promote variation in the streetscape, reduce monotony in the placement of the houses, and enhance the rear yard areas of the affected lots, thus producing a higher level of customer satisfaction. All setbacks to the garage face will maintain the code-required 20' setback.

2. The subject applications are limited to six (6) lots out of 112 total lots, less than 6% of the total.

3. There are irregularities in the lot shapes because of the cul-de-sacs and the street layouts themselves, which were designed to accommodate drainage flows through the site. Each of the affected lots is located within the interior of this subdivision; therefore, we do not believe that these requests will adversely affect this development or any surrounding properties.

4. A very small portion of the front yard is affected by this variance request. The front yard area still far exceeds that which would have been available if a rectangular floor plan were placed on a rectangular lot.

We believe that these variances will enhance the overall neighborhood and allow future homebuyers more flexibility in the size of home and type of yard they will be able to purchase.

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Please contact the undersigned at 804-2037 when this appeal is scheduled for consideration by the Las Vegas City Council.

Very truly yours,

G.C. WALLACE, INC.

John C. Wiese

John C. Wiese
Senior Engineering Manager

JCW:mjj

c. T. Uribe, DRH
J. Duddlesten, GCW
B. Smith, GCW
J. VanWoerkom, GCW