Project Number: 1206-009-071

LARRY R. NELSON, P.E.
President

June 20, 2008

City of Las Vegas
Planning and Development
731 S. Fourth Street
Las Vegas, NV 89101

- STRUCTURAL
- CIVIL
- SURVEY
- PLANNING

Re: PROVIDENCE POD 308
MAJOR MODIFICATION TO SDR-25985
Justification Letter - APN 126-24-410-003

Dear Staff:

On behalf of our client, Mark Schnippel, we are including this letter to provide information on the Major Modification to SDR-25985 being submitted for consideration on the above referenced project.

We are asking for this request to develop 10 acres of property located on the northeast corner of Shaumber Road and Centennial Parkway as a Residential Condominium Development. The development would consist of 234 condominium units at a density of 20.7 units/acre. The proposed development is located within the Providence masterplan and complies with the Providence development criteria, attached is the approval letter from Providence.

The Site Development Plan was previously approved as (SDR-25985), the approved site layout did not take into consideration any elevation difference on the property and therefore we are respectfully requesting to eliminate the finger islands along the north and south property lines along with adjacent to Darling Road to help minimize the requested reduction of parking spaces. Along with a reduction of the setback from an upper floor carriage unit to a parking space (provided zero feet where two feet is required) We are also requesting a reduction of the required perimeter landscaping from 10 feet to 6 feet along the east and west property lines, the originally approved site plan showed 6 feet of landscaping along the east and west property lines. This Major Modification will also address one of the prior conditions of the approved SDR-25985 which was to revise the architectural style from Prairie Ranch to Spanish Colonial.

Our client feels that the development we are proposing is compatible with the surrounding area and will be an enhancement to the neighborhood. With this in mind, we would respectfully request your consideration of this Parking Reduction Variance. If you have any questions or concerns, please contact this office at your convenience.

RECEIVED
JUN 20 2008

Sincerely,
L. R. NELSON CONSULTING ENGINEERS, INC.

Mark Bangan
Planning Manager

NEVADA

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