TANEY ENGINEERING

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

Re: Site Development Review for Centennial and Leon

To Whom It May Concern:

On behalf of our client, National Homes Corporation, we are proposing an R-PD4 on approximately 2.18 gross acres that is currently zoned R-E. The project site is bounded by existing homes (R-E and R-1) on the north and east, a future home (R-E) west and Centennial Parkway on the south. The proposed subdivision consists of 8 lots with a gross density of 3.67 dwelling units per acre. The project site is proposed to have the following setbacks:

Front – 18-ft from back of curb
Side and Side Corner – 3.5-ft
Rear – 10-ft
Patio Cover (12-ft or less in Height) – 5-ft
Maximum Building Height is 35-ft
Minimum Lot Size 4200 SF

On lots 1, 2 and 3 along the east property line, Balcony/Deck is being proposed as an option on these footprints. Therefore, we are asking the setback to the rear property line for these three (3) lots to be 5-feet to accommodate the Balcony/Deck.

The proposed development will consist of all a mix of one and two story homes ranging in size from the mid 2,635-SF to the mid 5,503-SF size. All homes have a standard tow to three-car garage accessed from a 37-ft wide private street servicing the subdivision. Approximately 5,609 SF of open space has been provided, however is not required as the subdivision is less than 12 lots. Perimeter landscaping will be provided abutting Centennial Parkway in conformance with City of Las Vegas Standards.

Site Development Plan Review, SDR-6275, has also previously been filed for this project site. Please note that the setbacks, maximum building height and minimum lot size listed above correspond with the conditions listed for SDR-6275.

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

Sincerely,
TANEY ENGINEERING

Christopher Zhang, E.I.
Project Manager

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02/08/07 PC