



December 12, 2016

Mr. Tom Perrigo
City of Las Vegas Department of Planning
333 North Rancho Drive
Las Vegas, Nevada 89106

Justification Letter for Tentative Map and Site Development Plan Review on 61 Lot Subdivision

Dear Mr. Perrigo,

We are requesting a Tentative Map and Site Development Plan Review for a 61 lot single-family residential subdivision ("Subdivision") on a 34.07 acre portion of Parcel No. 138-31-702-002 which is zoned RPD-7 (Residential Planned Development District – 7.49 Units per Acre). The Subdivision will be located just south of Alta Drive and east of Hualapai Way. Access to the subdivision will be provided by private road off of Hualapai Way.

The Subdivision will be compatible with, and complementary to, existing adjacent and nearby residential land uses and will be appropriately suited for the type of low-intensity residential land use being proposed. The overall density of the Subdivision is 1.79 du/ac with lots ranging from .23 acres to 1.09 acres, an average of .57 acres or 24,953 square feet. Lots will be developed as custom home sites and the Subdivision will meet the City of Las Vegas open space requirements of .98 acres. Development Standards do not include architectural design, but do include building setbacks (primary and accessory), lot widths, building heights, and wall heights and type.

Thank you for your consideration.

Sincerely yours,


Yohan Lowie,
as Manager of EHB Companies LLC,
the Manager of 180 Land Company LLC

PRJ-67184
01/04/17



**Tentative Map / SDR
Development Standards**

16-Dec-16

Description

Lots < 20,000 sf

Lots > 20,000 sf

Main Structure Setbacks (Minimum)

Minimum Lot Size	10,000 sf	20,000 sf
Front Yard to Private Street or Access Easement	30'	35'
Side Yard	5'	10'
Corner Side Yard	12.5'	15'
Rear Yard	25'	30'
Lot Coverage Size	Dictated by Setbacks Min. 3,000 sf	Dictated by Setbacks Min. 4,000 sf

Accessory Structures Setbacks (Minimum)

Porte Cochere to Private Street	15'	15'
Side Load Garage to Side Yard PL	15'	15'
Patio Covers / 2nd Story Decks	20'	20'
Separation from Main Building	6'	6'
Corner Side Yard	5'	5'
Rear Yard	5'	5'
Side Yard	5'	5'

Accessory Structures May Have Trellis/Canopy Connecting to Main Structure

Patio Covers / 2nd Story Heights

Main Structure	40'	50'
Accessory Structures	25'	30'

of Floors - Single and Two Story on Slab or Over Basement

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