



January 24, 2017

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

**Revised Justification Letter for Waiver on 34.07 acre portion of Parcel No. 138-31-702-002**

Dear Mr. Perrigo,

We are requesting a waiver allowing for 32' private streets (pursuant to the Fire Department's requirement) in addition to:

- on one side a 7' easement on the adjacent lots that will contain a 3' landscape separation back of curb and a 4' sidewalk; and,
- on the other side a 5' landscape easement on the adjacent lots

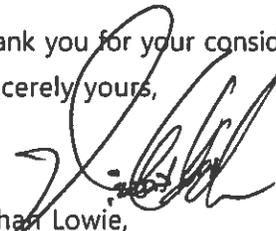
The above provides for a total street section of 44'.

The above street section is generally similar to the private street section in the adjacent San Michelle subdivision located in the adjacent Queensridge (not a part of this property).

The above comparative private street sections, in addition to the City standard section, are reflected on the attached. The City's standard section contains sidewalk on each side of the street which is not warranted in this application's streets due to the small number of lots in this subdivision.

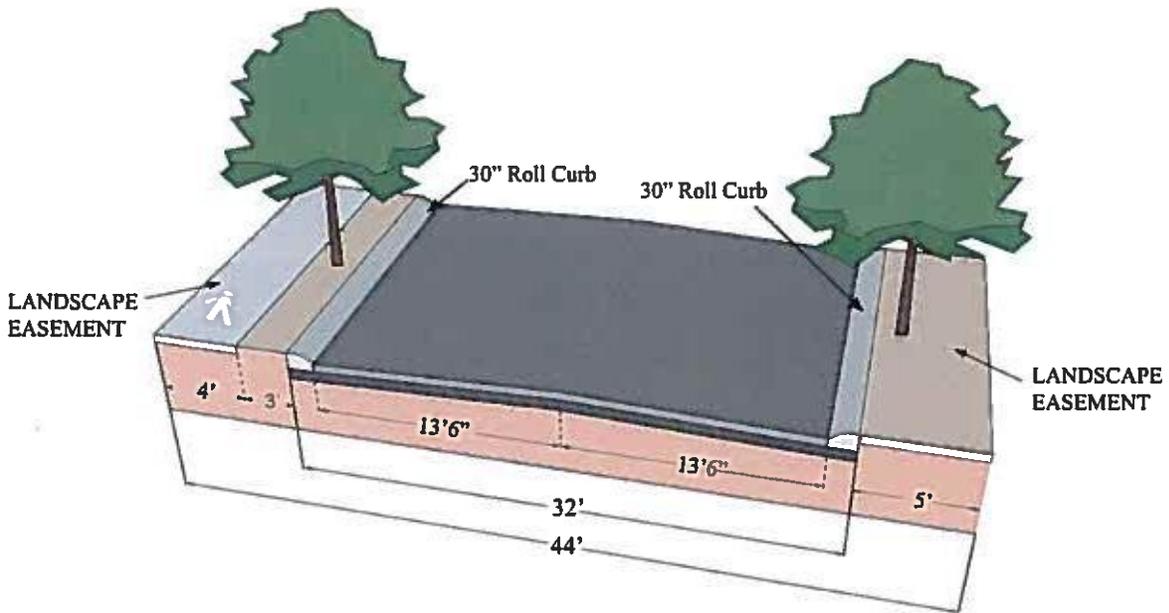
Thank you for your consideration.

Sincerely yours,

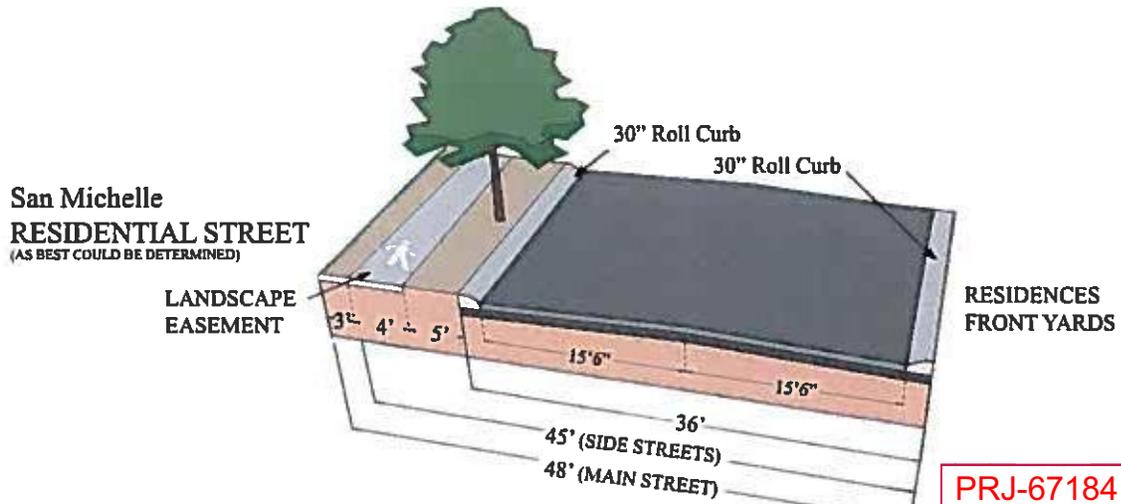
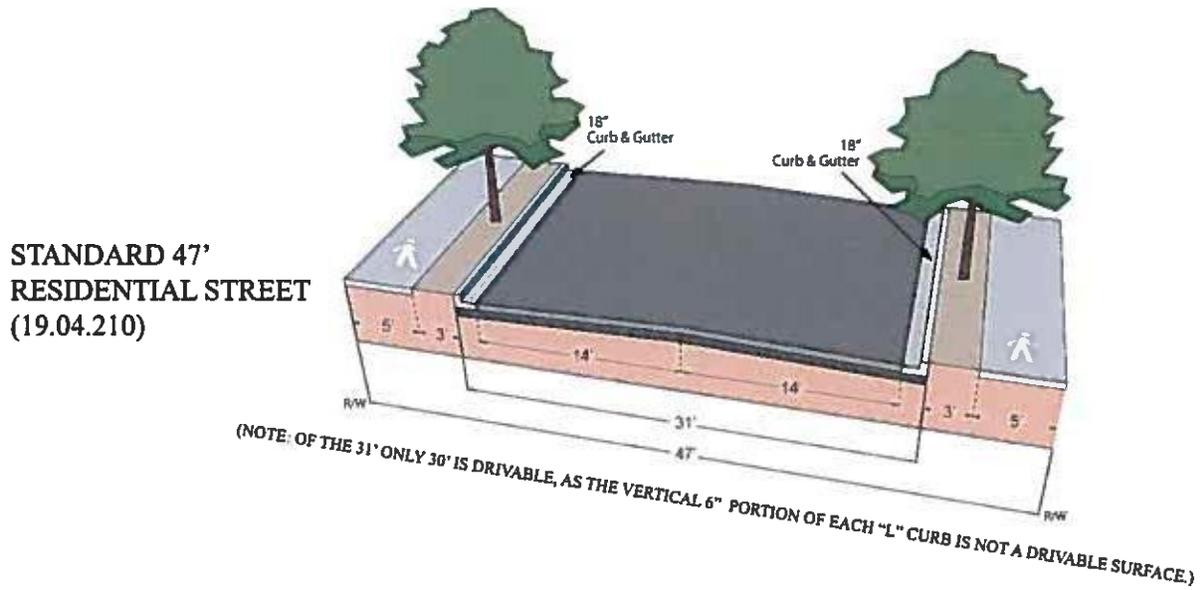
  
Johan Lowie,

*as Manager of EHB Companies LLC,*

*the Manager of 180 Land Company LLC*



PARCEL 1 @ 180 RESIDENTIAL STREET



PRJ-67184  
01/25/17