

June 27, 2012

Tim Thompson
City of Sparks
1675 East Prater Way, Suite 107
Sparks, Nevada 89434

Re: Carrera at D'Andrea, Reduced Setbacks

Dear Tim,

We are looking to proceed with building homes at the Village of Carrera at D'Andrea. The D'Andrea Final Design Handbook allows for the reduction of the side yard setbacks from the required 7.5 feet with 20 feet between structures to a minimum of 5 feet with 15 feet between structures if a variety of architectural styles are provided within the proposed subdivision.

As shown on the attached display map, the Village of Carrera contains 68 total lots. The shaded lots are step pad (walk-out) lots, for which we are not requesting a variance at this time. Additionally, eight lots do not require a variance. This leaves 38 lots requiring a variance for reduced setbacks (see Variance Summary on attached Display Map).

The architectural solution for this village is composed of three elevation treatments for each of the five different floor plans for a total of 15 different elevations. This equates to a repeat factor (number of floor plans that will be built with the same elevation) of approximately 2.5 on the lots requiring reduced setbacks. Adding the lots not requiring reduced setbacks (for a total of 46 lots) still only yields a repeat factor of 3.0. Additionally, the village will have five unique color palettes per elevation style, for a total of 15 color schemes, further limiting the repeat factor to the extent that only one floor plan with the same elevation style and color scheme can be built.

Based on this extremely low repeat factor, we respectfully request a reduced setback variance on 38 lots at the Village of Carrera at D'Andrea. Please contact us with any questions or to discuss further and we appreciate your consideration in this matter.

Best regards,
LENNAR RENO, LLC



Tim Scheideman
Operations Manager



D 'Andrea Ranch Phase III Homeowners Association

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Re: Carrera at D'Andrea, Reduced Setbacks

Mr. Thompson,

D 'Andrea Ranch Phase III Homeowners Association/ Design Review Committee is writing this letter as requested to provide our approval of the revised set backs within the Village of Carrera as outlined in the D' Andrea Ranch Handbook.

Please do not hesitate to contact the Association office at (775) 624-8967 should you have any questions regarding the contents of this letter.

Sincerely,
D' ANDREA RANCH PHASE III HOA

Tim Scheideman
Association President



a FirstService Residential Management
company

Corporate Office

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