



055591

September 12, 2005

LAS VEGAS CITY COUNCIL

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DOUGLAS A. SELBY
CITY MANAGER

Ms. Rachel Mullins
Rancho Del Sol, LLC
560 North Coast Highway 101, Suite #1
Encinitas, California 92024

RE: VAR-6681 - VARIANCE
CITY COUNCIL MEETING OF SEPTEMBER 7, 2005
RELATED TO WVR-6682

Dear Ms. Mullins:

The City Council at a regular meeting held September 7, 2005 APPROVED the request for a Variance TO ALLOW A REDUCTION OF MINIMUM LOT SIZE, SETBACKS AND DWELLING UNITS PER LOT on 3.42 acres at 1536 North 22nd Street and 1537 North 23rd Street (APNs 139-26-503-006 and 007), R-3 (Medium Density Residential) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on September 8, 2005. This approval is subject to:

Planning and Development

1. This Variance shall expire one year from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
2. The site plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a Tentative Map, to reflect the location of the existing or proposed trash enclosures and a comprehensive parking analysis.
3. Existing overhead utilities shall be underground prior to final sale of any units.

Sincerely,

Ydoleena Yturralde
Deputy City Clerk II for
Barbara Jo Ronemus, City Clerk

EOT-16588

10-18-06 CC

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cc: Planning and Development Dept.
Development Coordination-DPW
Dept. Of Fire Services

Ms. Susan Johnston
Stanley Consultants, Inc. (17793)
5820 South Eastern Avenue, Suite #200
Las Vegas, Nevada 89119