



November 16, 2005

LAS VEGAS CITY COUNCIL

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CITY MANAGER

Mr. Richard Ehrlich  
Phoenix Gardens, Ltd. Housing  
16055 Ventura Boulevard, Suite #1127  
Encino, California 91436-2612

RE: VAR-8631 - VARIANCE  
CITY COUNCIL MEETING OF OCTOBER 19, 2005  
RELATED TO SDR-8630

Dear Mr. Ehrlich:

The City Council at a regular meeting held October 19, 2005 APPROVED the request for a Variance TO ALLOW 61,000 SQUARE FEET OF OPEN SPACE WHERE 115,724 SQUARE FEET IS THE MINIMUM AMOUNT OF OPEN SPACE REQUIRED IN CONJUNCTION WITH A PROPOSED 161-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 17.89 acres adjacent to the south side of Owens Avenue, approximately 460 feet west of Lamb Boulevard (APNs 140-30-520-017 through 033 and 140-03-503-001 and 002), R-PD9 (Residential Planned Development - 9 units per acre) Zone and R-E (Residence Estates) Zone under Resolution of Intent to R-PD9 (Residential Planned Development - 9 units per acre) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on October 20, 2005. This approval is subject to:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for a Site Development Plan Review (SDR-8630).
2. This Variance shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City of Las Vegas.

Sincerely,

Leann Coleman  
Deputy City Clerk II for  
Barbara Jo Ronemus, City Clerk

M. Margo Wheeler, AICP  
Director  
Planning and Development Department

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

Ms. Elena Villanueva  
Taney Engineering  
4445 S Jones Blvd, Suite #1  
Las Vegas, Nevada 89103

RECEIVED

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