



June 9, 2006

LAS VEGAS CITY COUNCIL

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CITY MANAGER

Mr. Kevin Sipes
Valente Development
4710 Trimwater Court
Las Vegas, Nevada 89130

RE: VAR-11679 - VARIANCE
CITY COUNCIL MEETING OF JUNE 7, 2006
RELATED TO GPA-9127, ZON-11678 AND SDR-11680

Dear Mr. Sipes:

The City Council at a regular meeting held June 7, 2006 APPROVED the request for a Variance TO ALLOW ZERO OPEN SPACE WHERE 28,750 SQUARE FEET OF OPEN SPACE IS THE MINIMUM OPEN SPACE REQUIRED on 11.16 acres at the northeast corner of Rainbow Boulevard and El Campo Grande Avenue (APNs 125-26-401-001, 002 and 003; 125-26-304-005, 006, 007 and 008), R-E (Residence Estates) Zone and R-E (Residence Estates) Zone under Resolution of Intent to R-PD2 (Residential Planned Development - 2 Units Per Acre) Zone [PROPOSED: R-PD3 (Residential Planned Development - 3 Units Per Acre) Zone]. The Notice of Final Action was filed with the Las Vegas City Clerk on June 8, 2006. This approval is subject to:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for General Plan Amendment (GPA-9127), Rezoning (ZON-11678) and Site Development Plan Review (SDR-11680).
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.
3. In lieu of compliance with the open space requirements of Municipal Code 19.06.040, the developer will be allowed to make a contribution to the City of Las Vegas Parks CIP Fund in the amount of \$103,672, to be utilized by the City Council for improvements to existing public parks nearby. This contribution must be made to Land Development prior to approval of a Final

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Map; otherwise the developer is still required to comply with the Open Space requirement in accordance with Title 19 of the Las Vegas Municipal Code.

Sincerely,



Angela Crolli
Deputy City Clerk II for
Barbara Jo Ronemus, City Clerk

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

Ms. Steffanie Nelson
Peak Development
6402 McLeod Drive, Suite #2
Las Vegas, Nevada 89120

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