

MTU-06-001

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

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February 23, 2007

Ms. Maria Montes
Nevada Management Holding, LLC
1905 South Eastern Avenue
Las Vegas, Nevada 89130

RE: VAR-19019 - VARIANCE

Dear Ms. Montes:

Your request for a Variance TO ALLOW ZERO SQUARE FEET OF OPEN SPACE WHERE 15,137 SQUARE FEET IS REQUIRED FOR A PROPOSED 21-UNIT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 7.02 acres at the southwest corner of Torrey Pines Drive and Azure Drive (APNs 125-26-203-002, 003, and 004), R-E (Residence Estates) Zone under Resolution of Intent to R-PD3 (Residential Planned Development - 3 Units Per Acre) Zone, Ward 6 (Ross), was considered by the Planning Commission on February 22, 2007.

The Planning Commission voted to **APPROVE** your request, subject to the following:

Planning and Development

1. Conformance to the Conditions of Approval for General Plan Amendment (GPA-16538), Rezoning (ZON-16609), Site Development Plan Review (SDR-16611), and Waiver (WVR-16610) shall be required, except as amended herein.
2. This approval shall be void two years from the date of final approval, unless a certificate of occupancy has been issued or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Larry Brown
Lawrence Weekly
Steve Wolfson
Lois Tarkanian
Steven D. Ross

City Manager
Douglas A. Selby

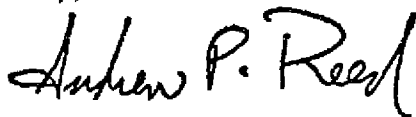


**EOT-31281
12/04/08 PC**

Ms. Maria Montes
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This action by the Planning Commission on **February 22, 2007** is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision or there is a review action filed by the City Council within the same time period. The Notice of Final Action was filed with the Las Vegas City Clerk on *February 23, 2007*.

Sincerely,

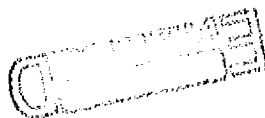


Andrew P. Reed, Planning Supervisor
Planning and Development Department
Current Planning Division

AR:clb

cc: Mr. Chris Zhang
Taney Engineering
4445 South Jones Boulevard
Las Vegas, Nevada 89103

Ms. Robert Culp
Taney Engineering
4445 South Jones Boulevard
Las Vegas, Nevada 89103



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12/04/08 PC