



April 9, 2007

Mr. Chais Jenkins
Tousa Homes
7872 West Sahara Avenue
Las Vegas, Nevada 89117

RE: VAR-17244 - VARIANCE
CITY COUNCIL MEETING OF APRIL 4, 2007
RELATED TO ZON-17242 AND SDR-17247

Dear Mr. Jenkins:

The City Council at a regular meeting held April 4, 2007 APPROVED the request for a Variance TO ALLOW A RESIDENTIAL PLANNED DEVELOPMENT ON 2.86 ACRES WHERE FIVE ACRES IS THE MINIMUM REQUIRED on 2.86 acres at the northwest corner of Bradley Road and Deer Springs Way (APN 125-24-203-022), R-E (Residence Estates) Zone [PROPOSED: R-PD2 (Residential Planned Development - 2 Units Per Acre) Zone]. The Notice of Final Action was filed with the Las Vegas City Clerk on April 5, 2007. This approval is subject to:

Planning & Development

1. Minimum lot size of 16,000 square feet.
2. Conformance to the Conditions of Approval for Rezoning (ZON-17242) and Site Development Plan Review (SDR-17247), if approved.
3. 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.

Sincerely,

A handwritten signature in cursive script, appearing to read "Lean Coleman".

Lean Coleman
Deputy City Clerk II for
Beverly K. Bridges, CMC, Acting City Clerk

cc: See Attached List

EOT-33526
04-01-09 CC

LAS VEGAS CITY COUNCIL

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

Mr. Gary Leobold
Wright Engineers
7425 Peak Drive
Las Vegas, Nevada 89128

Mr. Dave Clapsaddle
G.C. Garcia, Inc.
1711 Whitney Mesa Drive, Suite #100
Henderson, Nevada 89014

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