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LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
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CITY MANAGER

January 21, 2005

Mr. Joseph Bonifatto
Hualapai Nevada, Limited Liability Company
8350 West Sahara Avenue, Suite #290
Las Vegas, Nevada 89117RE: VAR-5377 - VARIANCE
CITY COUNCIL MEETING OF JANUARY 19, 2005
Related to ZON-4623 and SDR-4626

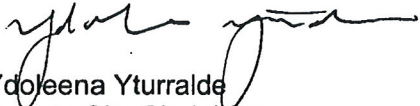
Dear Mr. Bonifatto:

The City Council at a regular meeting held January 19, 2005 APPROVED the request for a Variance TO ALLOW NO OPEN SPACE WHERE 13,633 SQUARE FEET IS THE MINIMUM REQUIRED FOR A PROPOSED 19 LOT SINGLE-FAMILY DEVELOPMENT on 5.35 acres adjacent to the southeast corner of Hualapai Way and Dorrell Lane (APN 125-19-201-001 and 003), U (Undeveloped) Zone [R (Rural Density Residential) General Plan Designation] [PROPOSED: R-PD3 (Residential Planned Development - 3 Units Per Acre)]. The Notice of Final Action was filed with the Las Vegas City Clerk on January 20, 2005. This approval is subject to:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-4623), and Site Development Plan Review [SDR-4626].
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 Council.
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 \$54,532 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 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,


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

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JAN 19 2011

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18112-001-6/04

EOT-40746

Mr. Joseph Bonifatto
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January 21, 2005

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

Mr. Paul Wagner
Nevada Homes Group
6985 West Sahara Avenue, Suite #201
Las Vegas, Nevada 89117

Mr. John Field
KKBR
3800 Howard Hughes Parkway, 7th Floor
Las Vegas, Nevada 89109

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