

PLANNING & DEVELOPMENT



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Kathy
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Yern
Planning (O)

October 21, 2005

Mr. Ernie Rubi
Beazer Homes Holdings Corporation
4670 South Fort Apache Road, Suite #200
Las Vegas, Nevada 89147

RE: VAR-9078 - VARIANCE

Dear Mr. Rubi:

Your request for a Variance TO ALLOW A THIRTEEN-FOOT REAR-YARD SETBACK WHERE 15 FEET IS THE MINIMUM SETBACK REQUIRED ON THREE PROPOSED LOTS WITHIN on 40.52 acres adjacent to the northwest corner of Farm Road and Puli Road (APN 126-13-210-001), P-D (Planned Development) Zone [ML (Medium-Low Density Residential) Cliff's Edge Special Land Use Designation], Ward 6 (Ross), was considered by the Planning Commission on October 20, 2005.

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

Planning and Development

1. Conformance to the Conditions of Approval for approved Tentative Map (TMP-4431).
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. If this Variance is approved and the numbering of the lots were to change the Variance would only apply to the lots numbered 7, 8, and 283 on the approved Tentative Map dated (6/24/04).

This action by the Planning Commission is final. The notice of final action was filed with the City Clerk on **October 21, 2005**.

Sincerely,

Gary Leobold, Planning Supervisor
Planning and Development Department
Current Planning Division

GL:clb

cc: Mr. Jason Kepple
VTN Nevada
2727 South Rainbow Boulevard
Las Vegas, Nevada 89146

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