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063494

August 22, 2006

Mr. Greg Oberling
Warmington Cliffs Edge
8363 West Sunset Road, Suite #200
Las Vegas, Nevada 89113

RE: VAR-13245 - VARIANCE
CITY COUNCIL MEETING OF JULY 12, 2006

Dear Mr. Oberling:

The City Council at a regular meeting held July 12, 2006 APPROVED the Appeal filed by the applicant from the Denial by the Planning Commission of a Variance TO ALLOW 220 SINGLE FAMILY DWELLINGS WITH SIDE YARD SETBACKS OF TWO FEET WHERE THREE FEET IS THE MINIMUM SETBACK REQUIRED on 20.9 acres at the southwest corner of Hualapai Way and Farm Road (APN 126-13-710-001), PD (Planned Development) Zone,

The Notice of Final Action was filed with the Las Vegas City Clerk on July 13, 2006. This approval is subject to:

Planning and Development

1. All units shall be fire sprinkled and receive Fire Department approval.
2. One lot shall be converted to opens pace and play equipment installed subject to approval of the Planning and Development Department.
3. All development shall conform to the Conditions of Approval for the Cliff's Edge Plan Development Standards, except as amended by this request.
4. Conformance to the Conditions of Approval for approved Tentative Map (TMP-11447).
5. 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.
6. Per Section R302.1 of the Unified Building Code, any projection extending into the three-foot fire separation distance, measured from the property line, shall have not less than one-hour fire-resistive construction on the underside and shall not extend to a point closer than two feet from the property line.

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