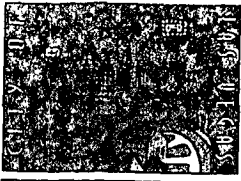


PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S Fourth Street
Las Vegas, NV 89101

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TTY 702-386-9108

www.lasvegasnevada.gov

March 28, 2008

PN II, Inc.
8345 West Sunset Road
Las Vegas, Nevada 89113

RE: VAR-26862 - VARIANCE

Dear Applicant:

Your request for a Variance TO ALLOW A PROPOSED 15-FOOT FRONT YARD SETBACK WHERE 20 FEET IS REQUIRED on 0.19 acres at 6613 Sand Bench Avenue (APN 125-35-111-053), R-PD4 (Residential Planned Development - 4 Units Per Acre) Zone, Ward 6 (Ross), was considered by the Planning Commission on March 27, 2008.

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

Planning and Development

1. Approval of and conformance to the Conditions of Approval for General Plan Amendment (GPA-9144) Rezoning (ZON-9141), Variance (VAR-9143), Vacation (VAC-9540), and Site Development Review (SDR-9142), and Tentative Map (TMP-11690) shall be required.
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.

Public Works

3. The distance from the face of the garage door to the front property line shall be a minimum distance of 18 feet or a maximum distance of 5 feet to prevent a vehicle in the driveway from encroaching into the vehicular or pedestrian travel corridor, unless otherwise allowed by the City Engineer through an approved Deviation from Standards.

Mayor
Oscar B Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Larry Brown
Steve Wolfson
Lois Tarkanian
Steven D. Ross
Rick Y Barlow

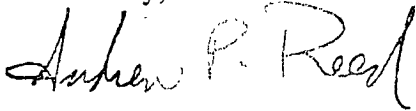
City Manager
Douglas A Selby



PN II, Inc.
VAR-26862 - Page Two
March 28, 2008

This action by the Planning Commission on **March 27, 2008** 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 **March 28, 2008**.

Sincerely,



Andrew P. Reed, AICP
Planning Supervisor
Current Planning Division

AR:clb

cc: Pulte Homes
8345 West Sunset Road
Las Vegas, Nevada 89113

Ms. Jodi Bennett
GC Wallace, Inc.
1555 South Rainbow Boulevard
Las Vegas, Nevada 89146