

PLANNING & DEVELOPMENT



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December 7, 2007

Ms. Christine Frazzitta
Richmond American Homes
2490 Paso Verde Suite #120
Henderson, Nevada 89074

RE: ABEYANCE - VAR-25012 - VARIANCE

Dear Ms. Frazzitta:

Your Request for a Variance TO ALLOW A SEVEN-FOOT REAR YARD SETBACK WHERE 10 FEET IS REQUIRED FOR A SINGLE FAMILY DWELLING, DETACHED on 0.06 acres at 10727 Dedham Court (APN 137-12-113-032), PD (Planned Development) Zone [ML (Medium-Low Density Residential) Lone Mountain West Special Land Use Designation], Ward 4 (Brown), was considered by the Planning Commission on December 6, 2007.

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

Planning and Development

1. Conformance to the conditions for Rezoning (Z-0024-99), Site Development Plan Review (SDR-8581), and the Lone Mountain West Plan Development Standards if approved.
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.

This action by the Planning Commission on **December 6, 2007** 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 **December 7, 2007**.

Sincerely,

Andrew P. Reed, AICP
Planning Supervisor
Current Planning Division

AR:dm

cc: Ms. Sonia Macias
TCE
3277 Warm Springs Road, #400
Las Vegas, Nevada 89120

Mayor
Oscar B Goodman

City Council
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(Mayor Pro Tem)
Larry Brown
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Lois Tarkanian
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