



064073

September 22, 2006

LAS VEGAS CITY COUNCIL

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MAYOR PRO TEM

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DOUGLAS A. SELBY
CITY MANAGER

Mr. Carlos Escapa
Bradley 14, LLC
4525 South Sandhill Road, Suite #101
Las Vegas, Nevada 89121

RE: VAR-15739 - VARIANCE

Dear Mr. Escapa:

Your request for a Variance TO ALLOW A RESIDENTIAL PLANNED DEVELOPMENT ON 2.72 ACRES WHERE 5.00 ACRES IS THE MINIMUM SITE AREA REQUIRED at the northwest corner of Bradley Road and Azure Drive (APNs 125-25-113-001 through 017), R-E (Residence Estates) Zone under Resolution of Intent to R-PD5 (Residential Planned Development - 5 Units Per Acre) Zone, Ward 6 (Ross), was considered by the Planning Commission on September 21, 2006.

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 Rezoning (ZON-3775) and Site Development Plan Review (SDR-15744) 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.

CITY OF LAS VEGAS
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LAS VEGAS, NEVADA 89101

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18112-001-06-05
CLV 7009



Mr. Carlos Escapa
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This action by the Planning Commission is final. The notice of final action was filed with the City Clerk on *September 22, 2006*.

Sincerely,

A handwritten signature in black ink, appearing to read "John Korkosz". The signature is fluid and cursive, with a long, sweeping underline that extends to the right.

John Korkosz, Planning Supervisor
Planning and Development Department
Current Planning Division

JK:clb

cc: Mr. Dirk DeYoung
Metropolitan Homes
4525 South Sandhill Road, Suite #101
Las Vegas, Nevada 89121

Mr. Maren Parry
Ballard Spahr
300 South Fourth Street, Suite #201
Las Vegas, Nevada 89138