



LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN  
MAYOR

GARY REESE  
MAYOR PRO TEM

LARRY BROWN  
LAWRENCE WEEKLY  
STEVE WOLFSON  
LOIS TARKANIAN  
STEVEN D. ROSS

DOUGLAS A. SELBY  
CITY MANAGER



063731

September 7, 2006

Mr. John Yturri, Jr.  
Centex Homes  
3606 North Rancho Drive, Suite #102  
Las Vegas, Nevada 89130

RE: VAR-14322 - VARIANCE  
CITY COUNCIL MEETING OF SEPTEMBER 6, 2006  
RELATED TO GPA-14318, ZON-14321 AND SDR-14323

Dear Mr. Yturri:

The City Council at a regular meeting held September 6, 2006 APPROVED the request for a Variance TO ALLOW THREE STORIES WHERE TWO STORIES OR 35 FEET IS THE MAXIMUM HEIGHT ALLOWED IN CONJUNCTION WITH A PROPOSED 92-UNIT RESIDENTIAL CONDOMINIUM DEVELOPMENT on 4.43 acres adjacent to the west side of Rock Springs Drive, approximately 300 feet south of Lake Mead Boulevard (APN 138-22-701-009), U (Undeveloped) Zone [PF (Public Facilities) Master Plan Designation] [PROPOSED: H (High Density Residential) Master Plan Designation] [PROPOSED: R-4 (High Density Residential) Zone]. The Notice of Final Action was filed with the Las Vegas City Clerk on September 7, 2006. This approval is subject to:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for General Plan Amendment (GPA-14318), Rezoning (ZON-14321), Variance (VAR-14900), and Site Development Plan Review (SDR-14323) 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.

Sincerely,

Carmel Viado  
Deputy City Clerk I for  
Barbara Jo Ronemus, City Clerk

cc: See Attached List

CITY OF LAS VEGAS  
400 STEWART AVENUE  
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011

TTY 702.386.9108

[www.lasvegasnevada.gov](http://www.lasvegasnevada.gov)

18112-001-06-05  
CLV 7009



Mr. John Yturri, Jr.  
VAR-14322 – Page Two  
September 7, 2006

cc: Planning and Development Dept.  
Development Coordination-DPW  
Dept. of Fire Services

Ms. Sanja Smith  
PBS&J  
2270 Corporate Circle, Suite #100  
Henderson, Nevada 89074

Mr. Jerry Johnston  
Centex Homes  
3606 North Rancho Drive, Suite #102  
Las Vegas, Nevada 89130