

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

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063011

July 28, 2006

Ms. Temple Mullen
KB Homes
5655 Badura Avenue
Las Vegas, Nevada 89131

RE: VAR-14063 - VARIANCE

Dear Ms. Mullen:

Your request for a Variance TO ALLOW A FOUR-FOOT SIDE YARD SETBACK WHERE FIVE FEET IS THE MINIMUM SETBACK REQUIRED FOR A PROPOSED SINGLE FAMILY RESIDENCE on 0.08 acres at 5212 Iron Crossing Avenue (APN 125-12-512-063), R-PD7 (Residential Planned Development - 7 Units Per Acre) Zone, Ward 6 (Ross), was considered by the Planning Commission on July 27, 2006.

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

Planning and Development

1. 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.
2. Prior to final inspection of the dwelling on this site, a Boundary Line Adjustment (BLA-14792) between 5208 and 5212 Iron Crossing Avenue shall be recorded.

This action by the Planning Commission is final. The notice of final action was filed with the City Clerk on **July 28, 2006**.

Sincerely,

Flinn Fagg, AICP, Manager
Planning and Development Department
Current Planning Division

FF:clb

cc: Mr. Jason Kepple
VTN Nevada
2727 South Rainbow Boulevard
Las Vegas, Nevada 89146

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