

# PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street  
Las Vegas, NV 89101

TTY 702-386-9108

Voice:

Administration 229-6353

Comp Planning 229-6022

Current Planning 229-6301

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



062115

June 9, 2006

Mr. Michael Talbot  
TMF Investments, LLC, etal  
1048 Irvine Avenue, Suite #643  
Newport Beach, California 92660

**RE: VAR-12318 - VARIANCE**

Dear Mr. Talbot:

Your request for a Variance TO ALLOW A RESIDENTIAL ADJACENCY SETBACK OF 20 FEET WHERE A 105-FOOT SETBACK IS THE MINIMUM SETBACK REQUIRED AND TO ALLOW THREE STORIES WHERE A MAXIMUM OF TWO STORIES IS ALLOWED on 10.53 acres adjacent to the west side of Decatur Boulevard between Madre Mesa Drive and Roberta Lane (APNs 138-13-701-023, 045, 050, and 057), R-E (Residence Estates) Zone, U (Undeveloped) Zone [M (Medium Density Residential) Master Plan Designation], and U (Undeveloped) Zone [SC (Service Commercial) Master Plan Designation] under Resolution of Intent to C-1 (Limited Commercial) Zone [PROPOSED: R-3 (Medium Density Residential) Zone], Ward 5 (Weekly), was considered by the Planning Commission on June 8, 2006.

The Planning Commission voted to hold this item in **ABEYANCE** at the request of Planning Commission to provide the applicant an opportunity to submit revised plans.

This item is scheduled to be heard again at the **July 13, 2006** Planning Commission meeting which will be held at 6:00 PM in the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada. The Planning Commission requires that you or your representative be present at this meeting. If you or your representative chooses not to attend, the Planning Commission may act in your absence without your input.

Sincerely,

Douglas J. Rankin, Planning Supervisor  
Planning and Development Department  
Current Planning Division

DJR:dm

cc: Mr. David Turner  
Baughman & Turner, Inc.  
1210 Hinson Street  
Las Vegas, Nevada 89102

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