



060458

PLANNING & DEVELOPMENT



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March 10, 2006

Mr. John Moran
PN II, Inc.
8345 West Sunset Road
Las Vegas, Nevada 89113

RE: VAR-11417 - VARIANCE

Dear Mr. Moran:

Your request for a Variance TO ALLOW A FOUR FOOT SIDE YARD SETBACK WHERE FIVE FEET IS REQUIRED FOR A PROPOSED SINGLE FAMILY RESIDENCE on 0.12 acres at 8949 Briar Bay Drive (APN 125-10-115-055), R-PD3 (Residential Planned Development - 3 Units per Acre) Zone, Ward 6 (Ross), was considered by the Planning Commission on March 9, 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 a Site Development Plan Review [Z-0075-91(13)].
2. This Variance shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City of Las Vegas.

This action by the Planning Commission is final. The notice of final action was filed with the City Clerk on March 9, 2006.

Sincerely,

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

DJR:clc

cc: Pulte Homes
8345 West Sunset Road
Las Vegas, Nevada 89113

Ms. Jodi Bennett
Stantec Consulting
7251 West Charleston Boulevard
Las Vegas, Nevada 89117

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