



060423

March 8, 2006

Mr. Carlos Escapa
Rome 24, LLC
4525 South Sandhill Road, Suite #101
Las Vegas, Nevada 89121

RE: VAR-9178 - VARIANCE
CITY COUNCIL MEETING OF JANUARY 4, 2006
RELATED TO ZON-9900 AND SDR-9179

Dear Mr. Escapa:

The City Council at a regular meeting held January 4, 2006 APPROVED the request for a Variance TO ALLOW ZERO OPEN SPACE WHERE 17,250 SQUARE FEET IS REQUIRED on 10 ACRES adjacent to the southeast corner of Rome Boulevard and Tioga Way (APNs 125-22-411-001 through 024), U (Undeveloped) Zone [R (Rural) General Plan Designation] under Resolution of Intent to R-D (Single Family Residential-Restricted) Zone [Proposed: R-PD2 (Residential Planned Development - 2 units per acre)]. The Notice of Final Action was filed with the Las Vegas City Clerk on January 5, 2006. This approval is subject to:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-9900), and Site Development Plan Review (SDR-9179).
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.
3. In lieu of compliance with the open space requirements of Municipal Code 19.06.040, the developer will be allowed to make a contribution To Whom It May Concern: the City of Las Vegas Parks CIP Fund in the amount of \$69,000.00 to be utilized by the City Council for improvements to existing public parks nearby. This contribution must be made to Land Development prior to approval of a Final Map; otherwise the developer is still required to comply with the Open Space requirement in accordance with Title 19 of the Las Vegas Municipal Code.

LAS VEGAS CITY COUNCIL

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CITY MANAGER

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18112-001-06-05
CLV 7009

Mr. Carlos Escapa
VAR-9178 – Page Two
March 8, 2006

Sincerely,

A handwritten signature in black ink that reads "Angela Crolli". The signature is written in a cursive style with a large initial 'A'.

Angela Crolli
Deputy City Clerk II for
Barbara Jo Ronemus, City Clerk

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

Mr. Dirk DeYoung
Rome 24, LLC
4525 South Sandhill Road, Suite #101
Las Vegas, Nevada 89121