



055898



October 3, 2005

Mr. Chad Dymon
Leech West, LLC
777 North Rainbow Boulevard, Suite #250
Las Vegas, Nevada 89107

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

RE: VAR-6930 - VARIANCE
CITY COUNCIL MEETING OF SEPTEMBER 7, 2005
RELATED TO ZON-6928, WVR-6931 AND SDR-6929

Dear Mr. Dymon:

The City Council at a regular meeting held September 7, 2005 APPROVED the request for a Variance TO ALLOW ZERO OPEN SPACE WHERE 32,369 SQUARE FEET IS REQUIRED FOR A PROPOSED SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 14.29 acres adjacent to the southwest corner of Jones Boulevard and Tropical Parkway (APNs 125-26-704-001, 002, 003, 125-26-707-002, and 125-26-707-005), U (Undeveloped) Zone [R (Rural Density Residential) General Plan Designation] and R-E (Residence Estates) Zone under Resolution of Intent to R-PD2 (Residential Planned Development - 2 Units per Acre) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on September 8, 2005. This approval is subject to:

Planning and Development

1. Conformance to the Conditions of Approval Waiver WVR-6931, Rezoning ZON-6928, and Site Development Plan Review SDR-6929.
2. This Variance shall expire one year from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
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 CIP Fund in the amount of Square Feet of Open Space waived x \$4.00 to be utilized by the City Council for improvements to existing public parks nearby. This contribution must be

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

VOICE 702.229.6011
TTY 702.386.9108

www.lasvegasnevada.gov

18112-001-06-05
CLV 7009



Mr. Chad Dymon
VAR-6930 – Page Two
October 3, 2005

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.

Sincerely,



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



M. Margo Wheeler, AICP
Director
Planning and Development Department

cc: See Attached List

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

Ms. Laura Howard
William Lyon Homes
500 Pilot Road, Suite G
Las Vegas, Nevada 89119

Mr. Bob Gronauer
Kummer Kaempfer Bonner Renshaw
3800 Howard Hughes Parkway, 7th Floor
Las Vegas, Nevada 89109