



053280

April 8, 2005

Richmond American Homes of Nevada  
c/o J. Lathrop  
3600 South Yosemite, Suite #1000  
Denver, Colorado 80237-1832

RE: VAR-5808 - VARIANCE  
CITY COUNCIL MEETING OF APRIL 6, 2005  
RELATED TO SDR-5813

Dear Applicant:

The City Council at a regular meeting held April 6, 2005 APPROVED the request for a Variance TO ALLOW A 37-FOOT SETBACK WHERE RESIDENTIAL ADJACENCY STANDARDS REQUIRE A MINIMUM SETBACK OF 84 FEET FOR A PROPOSED OFFICE/WAREHOUSE DEVELOPMENT on 3.56 acres east of Rancho Drive, approximately 500 feet south of Lone Mountain Road (APN 138-02-102-012), C-2 (General Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on April 7, 2005. This approval is subject to:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-5813).
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 Council.

Sincerely,

Ydoleena Yturralde  
Deputy City Clerk I for  
Barbara Jo Ronemus, City Clerk

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

Ms. Mary Venable  
Perkowitz & Ruth Associates  
3980 Howard Hughes Parkway, Suite#450  
Las Vegas, Nevada 89109

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