

PLANNING &  
DEVELOPMENT



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052340

January 28, 2005

Mr. Stephen B. Aizenberg  
SF Investments, LLC  
4511 West Cheyenne Avenue, Suite #105  
North Las Vegas, Nevada 89032

**RE: VAR-5768 - VARIANCE**

Dear Mr. Aizenberg:

Your request for a Variance TO ALLOW A SIDE YARD SETBACK OF FOUR FEET WHERE FIVE FEET IS THE MINIMUM ALLOWED (LOT 3) AND A REAR YARD SETBACK OF 11 FEET WHERE 15 FEET IS THE MINIMUM ALLOWED (LOT 26) adjacent to the north and south sides of Peak Drive, west and east of Maverick Street (APN 138-14-601-029 and 138-14-701-002), R-E (Residence Estates) Zone under Resolution of Intent to R-1 (Single-Family Residential) Zone, Ward 5 (Weekly), was considered by the Planning Commission on January 27, 2005.

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 Rezoning (ZON-3119) and Site Development Plan Review [SDR-3235].
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.

This action by the Planning Commission is final. The notice of final action was filed with the City Clerk on **January 28, 2005**.

Sincerely,

Gary Leibold, Planning Supervisor  
Planning and Development Department  
Current Planning Division

GL:clb

cc: Mr. Stephen B. Aizenberg  
Spinnaker Homes  
4511 West Cheyenne Avenue, Suite #105  
North Las Vegas, Nevada 89032

Mayor  
Oscar B. Goodman

City Council  
Gary Reese  
(Mayor Pro Tem)  
Larry Brown  
Lawrence Weekly  
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Steve Wolfson

City Manager  
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