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January 12, 2005

GMAC Model Home Finance, Inc.
7204 Glen Forest Drive, #120
Richmond, Virginia 23226

LAS VEGAS CITY COUNCIL

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LAWRENCE WEEKLY

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CITY MANAGER

RE: REVIEW OF CONDITION - ROC-5057
CITY COUNCIL MEETING OF OCTOBER 20, 2004

Dear Applicant:

The City Council at a regular meeting held October 20, 2004 APPROVED Review of Condition Number 2 of an approved Site Development Plan Review (SDR-2026) which required five-foot side yard setbacks and 10-foot corner side setbacks in conjunction with a 97-lot single-family residential development on 28.56 acres adjacent to the east side of Torrey Pines Drive, between Azure Drive and Bullring Lane (APN 125-26-611-001 through 097), R-E (Residence Estates) Zone under Resolution of Intent to R-PD3 (Residential Planned Development - 3 Units per Acre). The Notice of Final Action was filed with the Las Vegas City Clerk on October 21, 2004. This approval is subject to:

Planning and Development

1. Only Lots 25, 33, 41 and 53 shall have setback reduction.
2. Condition Number 2 of Site Development Plan Review (SDR-2026) shall be revised to read: "The setbacks for this development shall be 18 feet in the front, 3 feet on the side and 15 feet in the rear. The setbacks for the lots along Bullring Lane shall be staggered so that no two adjacent lots have the same front setback."
3. No part of any structure may encroach into the three-foot side yard setback area.
4. Conformance to all other Conditions of Approval for Site Development Plan Review (SDR-2026) and all other applicable site-related actions as required by the Planning and Development Department and the Department of Public Works.

Sincerely,

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

M. Margo Wheeler, AICP
Deputy Director
Planning and Development Department

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18112-001-6/04

See Attached List

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

Marnie Hilton
US Home Corp
2920 North Green Valley Parkway, Bldg. 8, Ste. 811
Henderson, Nevada 89014

Chris Armstrong
Carter & Burgess, Inc.
6655 Bermuda Road
Las Vegas, Nevada 89119