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CITY MANAGER
DOUGLAS A. SELBY



041789

February 19, 2004

Mr. Cliff Singleton
Daisy Lee
2009 Alta Drive
Las Vegas, Nevada 89106

RE: ROC-3757 - REVIEW OF CONDITION
CITY COUNCIL MEETING OF FEBRUARY 18, 2004

Dear Applicant:

The City Council at a regular meeting held February 18, 2004 APPROVED the request for a Review of Conditions No. 4, 5, and 7 regarding minimum lot size and setbacks of an approved Site Development Plan Review (SDR-2598) FOR A 58-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 4.8 acres adjacent to the west side of North Jones Boulevard, approximately 620 feet north of West Lake Mead Boulevard (APN: 138-23-601-007), R-E (Residence Estates) Zone under Resolution of Intent to R-PD12 (Residential Planned Development - 12 Units Per Acre). The Notice of Final Action was filed with the Las Vegas City Clerk on February 19, 2004. This approval is subject to:

1. Replace condition 4 with the following: "The building height shall not exceed two stories or 35 feet, whichever is less."
2. Replace condition 5 with the following:
The setbacks for this development shall be:
Setbacks – Exterior Lots (Typical)
 - Front = maximum of 5 feet to the front of the garage and a minimum of 18 feet to the back of the carport as measured from back of sidewalk or from back of curb if no sidewalk is provided
 - Side = 3 feet on one side and 6 feet on the other side
 - Rear = 8 feet and 4 feet for the lots along Jones Boulevard**Setbacks– Exterior Lots (Knuckle Lots)**
 - Front = minimum of 18 feet to the front of house/garage/carport as measured from back of sidewalk or from back of curb if no sidewalk is provided
 - Side = 3 feet on one side and 5 feet on the other side
 - Rear = 8 feet

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

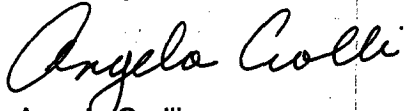
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Mr. Cliff Singleton
ROC-3757 – Page Two
February 19, 2004

Setbacks – Interior Lots (including corner lots)

- Front = maximum of 5 feet to the front of the garage and a minimum of 18 feet to the back of the carport as measured from back of sidewalk or from back of curb if no sidewalk is provided
 - Side= 3 feet on one side and 6 feet on the other side
 - Rear = 4 feet
3. Condition 7 shall be deleted.
4. Conformance to all other Conditions of Approval for Site Development Plan Review (SDR-2598).

Sincerely,



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. Cliff Singleton
8630 West Nevso
Las Vegas, Nevada 89147