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040916

January 8, 2004

Mr. Rick Barron
Astoria Northwest, Limited Liability Company
9555 Del Webb Boulevard
Las Vegas, Nevada 89134

RE: ROC-3240 - REVIEW OF CONDITION
CITY COUNCIL MEETING OF JANUARY 7, 2004

Dear Mr. Barron:

The City Council at a regular meeting held January 7, 2004 APPROVED the request for a Review of Condition No. 4 of an approved Site Development Plan Review [SDR-1769], to allow 18-foot setbacks to the front of the garage as measured from the back of sidewalk or from back of curb where no sidewalk is provided for lots 294 to 396 and 418 to 489 (179 lots) where a 20-foot setback is required on 41.26 acres adjacent to the northeast corner of Fort Apache Road and Severence Lane (APN: 125-17-301-001), T-C (Town Center) Zone [M-TC (Medium Density Residential - Town Center) land use designation]. The Notice of Final Action was filed with the Las Vegas City Clerk on January 8, 2004. This approval is subject to:

Planning and Development

1. Revise Condition No. 4 of SDR-1769 to read as follows:
 4. The setbacks for this development shall be:
 - Product 1 - a minimum of 7 feet to the front of the house, 18 feet to the front of the garage as measured from back of sidewalk or from back of curb if no sidewalk is provided, 3.25 feet on the side, and 3 feet in the rear;
 - Product 2 (8-unit cluster) - a minimum of 3.5 feet to the front of the house, 2.5 feet to the front of the garage as measured from the common lot containing the shared private drive (rear of lot), and 3.25 feet on the side; and
 - Product 3 (6-unit cluster) - a minimum of 3 feet to the front of the house, 2 feet to the front of the garage as measured from the common lot containing the shared private drive (rear of lot), and 3.25 feet on the side.

Sincerely,

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

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LAS VEGAS, NEVADA 89101

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cc: See Attached List

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

Ms. Lora Dreja
VTN Nevada
2727 South Rainbow Boulevard
Las Vegas, Nevada 89146