

PLANNING & DEVELOPMENT



Development
Services Center

731 S. Fourth Street
Las Vegas, NV 89101

TTY 702-386-9108

Voice:

Administration 229-6353

Comp Planning 229-6022

Current Planning 229-6301

www.lasvegasnevada.gov



041287

December 19, 2003

Pardee Homes
10880 Wilshire Boulevard, Suite #1900
Los Angeles, California 90024

RE: VAR-3331 - VARIANCE

Dear Applicant:

Your request for a Variance TO ALLOW 34,637 SQUARE FEET OF OPEN SPACE WHERE 46,488 SQUARE FEET IS REQUIRED FOR A PROPOSED 65-LOT SINGLE FAMILY DEVELOPMENT on 15.4 acres adjacent to the southwest corner of Tee Pee Lane and Deer Springs Way (APN: 125-19-701-002, 003, 005, and 012), U (Undeveloped) Zone [DR (Desert Rural Density Residential) General Plan Designation] [PROPOSED: R-PD3 (Residential Planned Development - 3 Units Per Acre) and U (Undeveloped) Zone, [L (Low Density Residential) General Plan Designation] under Resolution of Intent to R-PD4 (Residential Planned Development - 4 Units Per Acre), Ward 6 (Mack), was considered by the Planning Commission on December 18, 2003.

The Planning Commission voted to recommend **APPROVAL** of your request, subject to the following:

Planning and Development

1. 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.
2. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-3330). The approved site plan shall show no more than 63 lots.
3. In lieu of compliance with the open space requirements of Municipal Code 19.06.040, the developer will be allowed to make a contribution to the City of Las Vegas Parks CIP Fund in the amount of \$47,404.00 to be utilized by the City Council for improvements to existing public parks nearby. This contribution must be made to Land Development prior to approval of a Final Map; otherwise the developer is still required to comply with the Open Space requirement in accordance with Title 19 of the Las Vegas Municipal Code.

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro-Tem)
Larry Brown
Lynette Boggs McDonald
Lawrence Weekly
Michael Mack
Janet Moncrief

City Manager
Douglas A. Selby



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This item will be considered by the City Council on *January 21, 2004*, at 1:00 P.M. in the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada. ***The Council requires that you or your representative be present at this meeting.*** If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,



Kyle C. Walton, Senior Planner
Planning and Development Department
Current Planning Division

KCW:clb

cc: Mr. Stan Gutshall
Kimball Hill Homes
8 Sunset Way, Suite #101
Henderson, Nevada 89014

Ms. Terri Pastorelli
Tetra Tech, Inc.
401 North Buffalo Drive, Suite #100
Las Vegas, Nevada 89145