



040352

November 21, 2003

Mr. Edward Guillen
Maple Development, Limited Liability Company
P.O. Box 33130
Las Vegas, Nevada 89133

MAYOR
OSCAR B. GOODMAN

CITY COUNCIL
GARY REESE
(MAYOR PRO-TEM)
LARRY BROWN
LYNETTE B. McDONALD
LAWRENCE WEEKLY
MICHAEL MACK
JANET MONCRIEF

CITY MANAGER
DOUGLAS A. SELBY

RE: VAR-2855 - VARIANCE
CITY COUNCIL MEETING OF NOVEMBER 19, 2003
RELATED TO ZON-2849 AND SDR-2850

Dear Mr. Guillen:

The City Council at a regular meeting held November 19, 2003 APPROVED the request for a Variance to ALLOW A 15-FOOT SETBACK FROM SINGLE-FAMILY RESIDENTIAL PROPERTIES WHERE THE RESIDENTIAL ADJACENCY STANDARDS REQUIRE A 90-FOOT SETBACK for a proposed 129-Unit Condominium Development on 10.30 acres adjacent to the south side of Grand Teton Drive, approximately 660 feet east of Grand Canyon Drive (APN: 125-18-501-015), U (Undeveloped) Zone [MLA (Medium-Low Attached Density Residential) General Plan Designation]] [PROPOSED: R-PD12 (Residential Planned Development - 12 Units Per Acre)]. The Notice of Final Action was filed with the Las Vegas City Clerk on November 20, 2003. This approval is subject to:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-2851) and Site Development Plan Review [SDR-2850].
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.

Sincerely,

Kristene Honzik
Deputy City Clerk I for
Barbara Jo Ronemus, City Clerk

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

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