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

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www.ci.las-vegas.nv.us

68112-012-6/03



042481

November 21, 2003

Mr. James Pinjuv  
Azure Rio Vista, Limited Liability Company  
50 South Jones Boulevard  
Las Vegas, Nevada 89103

RE: VAR-3076 - VARIANCE  
CITY COUNCIL MEETING OF NOVEMBER 19, 2003  
RELATED TO SDR-3078

Dear Mr. Pinjuv:

The City Council at a regular meeting held November 19, 2003 APPROVED the request for a Variance TO ALLOW 7,081 SQUARE FEET OF OPEN SPACE WHERE 21,554 SQUARE FEET IS REQUIRED on 9.46 acres adjacent to the northwest corner of Azure Drive and Rio Vista Street (APN: 125-27-503-013 and 014), 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 November 20, 2003. This approval is subject to:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-1855), and Site Development Plan Review (SDR-3078).
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.
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 \$57,892.00 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.

Sincerely,

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

cc: See attached list

Mr. James Pinjuv  
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November 21, 2003

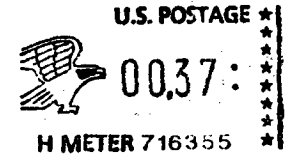
cc: Planning and Development Dept.  
Development Coordination-DPW  
Dept. Of Fire Services

Mr. Robert Cunningham  
Taney Engineering  
4445 South Jones Boulevard  
Las Vegas, Nevada 89103

# CITY of LAS VEGAS

OFFICE OF THE CITY CLERK  
CITY HALL  
400 STEWART AVENUE  
LAS VEGAS, NEVADA 89101-2986

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*ANK* 2003 DEC -8 P 2:51

*return to sender  
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at address*

Mr. James Pinjuv  
Azure Rio Vista, Limited Liability Company  
50 South Jones Boulevard  
Las Vegas, Nevada 89103

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