



040346



November 24, 2003

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

Mr. Niel Dexter  
Cottonwood Creek Apartments, Limited Liability Company  
2775 South Jones Boulevard, Suite #101  
Las Vegas, Nevada 89146

RE: VAR-2958 - VARIANCE  
CITY COUNCIL MEETING OF NOVEMBER 19, 2003  
RELATED TO GPA-2633, ZON-2634 AND SDR-2635

Dear Mr. Dexter:

The City Council at a regular meeting held November 19, 2003 APPROVED the request for a Variance TO ALLOW A SIDE YARD SETBACK OF 34 FEET WHERE RESIDENTIAL ADJACENCY STANDARDS REQUIRE A 72-FOOT SETBACK on 15.9 acres adjacent to the southeast corner of Lone Mountain Road and Cliff Shadows Parkway (APN: 137-01-101-006, 007 and 008), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation, PROPOSED: MLA (Medium-Low Attached Density Residential)] [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 General Plan Amendment (GPA-2633), Rezoning (ZON-2634), and Site Development Plan Review [SDR-2635].
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: See attached list

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Mr. Niel Dexter  
VAR-2958 – Page 2  
November 24, 2003

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

Mr. Niel Dexter  
Rainbow Services, Inc.  
2775 South Jones Boulevard, Suite #101  
Las Vegas, Nevada 89146