



040046



November 6, 2003

MAYOR
OSCAR B. GOODMAN

CITY COUNCIL
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CITY MANAGER
DOUGLAS A. SELBY

Mr. Klif Andrews
Pardee Homes of Nevada
650 White Drive, Suite #100
Las Vegas, Nevada 89119

RE: ROC-2916 - REVIEW OF CONDITION
CITY COUNCIL MEETING OF NOVEMBER 5, 2003

Dear Mr. Andrews:

The City Council at a regular meeting held November 5, 2003 APPROVED the request for a Review of Condition No. 4 of an approved Site Development Plan Review [Z-0033-01(1) and Z-0034-01(1)] to modify the rear setback to allow a 7 foot rear setback for lots adjacent to cul-de-sac bulbs and to allow 10 feet for all other lots where 15 feet is required on 50.08 acres adjacent to the east and west sides of Tee Pee Lane, between Farm Road and Solar Avenue (APN: Multiple), U (Undeveloped) Zone [L -TC (Low Density Residential - Town Center) General Plan Designation] under Resolution of Intent to T-C (Town Center) and U (Undeveloped) Zone [L (Low Density Residential) General Plan Designation] under Resolution of Intent to R-PD5 (Residential Planned Development - 5 Units Per Acre). The Notice of Final Action was filed with the Las Vegas City Clerk on November 6, 2003. This approval is subject to:

Planning and Development

1. Replace Condition No. 4 of Site Development Plan Review [Z-0033-01(1) and Z-0034-01(1)] with the following:

"Portion of the development east of Tee Pee Lane (in Town Center)

The setbacks for this development shall be a minimum of 18 feet to the face of the garage as measured from the back of sidewalk, 10 feet to side-loaded garages and/or the front of the house, 5 feet on the side, 10 feet on the corner side, and 7-feet in the rear for lots adjacent to cul-de-sac bulbs and 10-feet in the rear for all other lots.

CITY OF LAS VEGAS
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Portion of the development west of Tee Pee Lane (outside Town Center)

The setbacks for this development shall be a minimum of 18 feet to the face of the garage as measured from the back of sidewalk, 10 feet to side-loaded garages and/or the front of the house, 5 feet on the side, 10 feet on the corner side, and 15 feet in the rear."

Sincerely,



Diana Davis
Deputy City Clerk I for
Barbara Jo Ronemus, City Clerk

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

Ms. Diana Bossard
Bossard Developer Services
2920 North Green Valley Parkway, Suite #814
Henderson, Nevada 89014