



040047



November 6, 2003

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

RE: ROC-2917 - 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. 2 of an approved Site Development Plan Review (SDR-1104) 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 approximately 15.01 acres adjacent to the northwest corner of Dorrell Lane and Fort Apache Road (APN: 125-19-501-017, 018 and 019), U (Undeveloped) Zone [L-TC (Low Density Residential – Town Center) General Plan Designation] under Resolution of Intent to T-C (Town Center) and T-C (Town Center) Zone. 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. 2 of Site Development Plan Review (SDR-1104) with the following:

“The setbacks for this development shall be a minimum of 10-feet to the front of the house, 18-feet to the front of the garage, 10-feet on the corner side, 5-feet on the 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. The front setback to the garage is to be measured from the back of the sidewalk where a sidewalk is provided otherwise it will be measured from the back of curb. The length of the driveway shall be a minimum of 18-feet.”

Sincerely,

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

cc: See Attached List

MAYOR
OSCAR B. GOODMAN

CITY COUNCIL
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(MAYOR PRO-TEM)
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CITY MANAGER
DOUGLAS A. SELBY

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

VOICE 702.229.6011
TTY 702.386.9108
www.ci.las-vegas.nv.us



Mr. Klif Andrews
ROC-2917 – Page 2
November 6, 2003

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