

PLANNING &
DEVELOPMENT



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07101-001-6/03



040753

October 24, 2003

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

RE: SDR-3078 - SITE DEVELOPMENT PLAN REVIEW

Dear Mr. Pinjuv:

Your request for a Site Development Plan Review FOR A PROPOSED 30 LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT 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), Ward 6 (Mack), was considered by the Planning Commission on October 23, 2003.

The Planning Commission voted to recommend **DENIAL** of your request because it was felt that the design of the subdivision with the size of the proposed lots would make the request incompatible.

This item will be considered by the City Council on **November 19, 2003**, at 1:00 P.M. in the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada. **The Council requires that you or your representative be present at this meeting.** If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,

Kyle C. Walton, Senior Planner
Planning and Development Department
Current Planning Division

KCW:clb

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