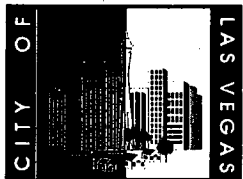


PLANNING &
DEVELOPMENT



Development
Services Center
731 S. Fourth Street
Las Vegas, NV. 89101

TTY 702-386-9108
Voice:
Administration 229-6353
Comp Planning 229-6022
Current Planning 229-6301
www.ci.las-vegas.nv.us



040756

October 24, 2003

Mr. Rick Barron
Astoria Lone Mountain 30, Limited Liability Company
9555 Del Webb Boulevard
Las Vegas, Nevada 89134

RE: VAR-3081 - VARIANCE

Dear Mr. Barron:

Your request for a Variance TO ALLOW 76,865 SQUARE FEET OF OPEN SPACE WHERE 100,624 SQUARE FEET IS REQUIRED FOR A PROPOSED 284 LOT SINGLE FAMILY DETACHED CLUSTER DEVELOPMENT on 30.85 acres approximately 1,045 feet east of Cliff Shadows Parkway, between Gilmore Avenue and Gowan Road (APN: 137-12-201-004, 010 and 014 and a portion of 137-12-201-011), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] [Proposed: PD (Planned Development)] and U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development), Ward 4 (Brown), was considered by the Planning Commission on October 23, 2003.

The Planning Commission voted to recommend **APPROVAL** of your request, subject to the following:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-2667) and Site Development Plan Review (SDR-2669).
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. The applicant is to work with staff to determine the contribution amount to the Park CIP Fund. 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.

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro-Tem)
Larry Brown
Lynette Boggs McDonald
Lawrence Weekly
Michael Mack
Janet Moncrief

City Manager
Douglas A. Selby



Mr. Rick Barron
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October 24, 2003

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. Rick Barron
Astoria Homes
9555 Del Webb Boulevard
Las Vegas, Nevada 89134

Ms. Susan LeCavalier
G.C. Wallace, Inc.
1555 South Rainbow Boulevard
Las Vegas, Nevada 89146