

PLANNING &
DEVELOPMENT



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039619

October 10, 2003

Ms. Robyn Hogan
Concordia Homes of Nevada
980 American Pacific Drive, Suite #100
Henderson, Nevada 89014

RE: VAR-2972 - VARIANCE

Dear Ms. Hogan:

Your request for a Variance to ALLOW AN 18.72-FOOT FRONT YARD SETBACK WHERE 20 FEET IS THE MINIMUM SETBACK REQUIRED on property located east of Cliff Shadows Parkway, north of Hickam Avenue (APN: a portion of 137-01-301-022), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development) Zone, Ward 4 (Brown), was considered by the Planning Commission on October 9, 2003.

The Planning Commission voted to **APPROVE** your request, subject to the following:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-1123), and Site Development Plan Review (SDR-1120).
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.

This action by the Planning Commission is final. The notice of final action was filed with the City Clerk on October 10, 2003.

Sincerely,

Gary M. Leibold, Senior Planner
Planning and Development Department
Current Planning Division

GML:clc

cc: Mr. Jeffrey Armstrong
VTN Nevada
2727 South Rainbow Boulevard
Las Vegas, Nevada 89146

Mayor
Oscar B. Goodman

City Council
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(Mayor Pro-Tem)

Larry Brown
Lynette Boggs McDonald
Lawrence Weekly
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