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039438

October 2, 2003

Mr. Rob Beville
LM Las Vegas, Limited Liability Company
7150 Pollock Drive, Suite #104
Las Vegas, Nevada 89119

RE: ROC-2788 - REVIEW OF CONDITION
CITY COUNCIL MEETING OF OCTOBER 1, 2003

Dear Mr. Beville:

The City Council at a regular meeting held October 1, 2003 APPROVED the request for a Review of Condition No. 5 of an approved Site Development Plan Review (SDR-1336) TO MODIFY THE SETBACK REQUIREMENTS to include a 14-foot front yard setback FOR SIDE-LOADED GARAGES IN AN APPROVED RESIDENTIAL DEVELOPMENT on 20.16 acres adjacent to the southeast corner of Grand Canyon Drive and Elkhorn Road (APN: 125-19-501-001, 002, 003, 004 and 005), U (Undeveloped) Zone [R (Rural Density Residential) and L (Low Density Residential) General Plan Designation] under Resolution of Intent to R-PD3 (Residential Planned Development - 3 Units Per Acre). The Notice of Final Action was filed with the Las Vegas City Clerk on October 2, 2003. This approval is subject to:

Planning and Development

1. Condition of Approval Number 5 of Site Development Plan Review (SDR-1336) shall be amended to read as follows:

The setbacks for this development shall be a minimum of 18 feet to the front of the front-loaded garages and 14 feet to the front of the side-loaded garages as measured from back of sidewalk or from back of curb if no sidewalk is provided, 5 feet on the side, 10 feet on the corner side and 15 feet in the rear.

2. Driveways are required to be a minimum distance of 18 feet to prevent a car in the driveway from encroaching into the vehicular or pedestrian travel corridor.
3. Site Development to comply with all applicable conditions of approval for the Elkhorn/Grand Canyon subdivision and all other subsequent site-related actions.

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4. All City Code requirements and design standards of all City departments must be satisfied.

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

Mr. Rob Beville
Perma-Bilt Homes
7150 Pollock Drive, Suite #104
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Mr. Jeffrey Armstrong
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