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CITY MANAGER
DOUGLAS A. SELBY

October 30, 2003

Mr. Albert D. Massi
Albert D. & Eileen F. Massi
3202 West Charleston Boulevard
Las Vegas, Nevada 89102

RE: VAR-2626 - VARIANCE
CITY COUNCIL MEETING OF OCTOBER 1, 2003
RELATED TO ZON-2624 & SDR-2625

Dear Mr. Massi:

The City Council at a regular meeting held October 1, 2003 APPROVED the request for a Variance TO ALLOW NO OPEN SPACE WHERE 0.23 ACRES OF OPEN SPACE ARE REQUIRED FOR A PROPOSED 14-LOT SINGLE FAMILY DEVELOPMENT on 2.63 acres adjacent to the southwest corner of Buffalo Drive and Gilmore Avenue (APN: 138-09-601-005) U (Undeveloped) Zone [L (Low Density Residential) General Plan Designation] [PROPOSED R-PD5 (Residential Planned Development - 5 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:

1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-2624), Site Development Plan Review [SDR-2625] and Title 18 Waiver (WVR-2811).
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. Reconfiguration of the previous phase of the Day Dawn development immediately to the south of the subject site to increase the amount of open space in that phase, associated with the vacated portion of Ahey Road, from 10,000 square feet to 15,000 square feet.

Sincerely,

Angela Crolli
Deputy City Clerk II for
Barbara Jo Ronemus, City Clerk

M. Margo Wheeler, AICP
Deputy Director
Planning and Development Department

cc: See Attached List

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cc: Planning and Development Dept.
Development Coordination-DPW
Dept. Of Fire Services

Mr. Paul Wagner
Nevada Homes Group
6985 West Sahara Avenue, Suite #201
Las Vegas, Nevada 89117

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