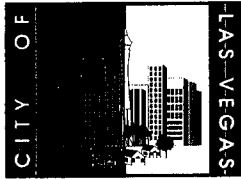


PLANNING &
DEVELOPMENT



Development
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731 S. Fourth Street
Las Vegas, NV 89101

TTY 702-386-9108
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Administration 229-6353
Comp Planning 229-6022
Current Planning 229-6301
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039252

September 26, 2003

Mr. Klif Andrews
Pardee Homes of Nevada
650 White Drive, Suite #100
Las Vegas, Nevada 89119

RE: ROC-2915 - REVIEW OF CONDITION

Dear Mr. Andrews:

Your request for a Review of Condition No. 5 of an approved Site Development Plan Review [Z-0086-01(1)] to modify the rear setback to allow a 7 foot rear setback for lots adjacent to cul-de-sac bulbs where 10 feet is required on 20 acres adjacent to the east side of Tee Pee Lane between Dorrell Lane and Deer Springs Way (APN: Multiple), U (Undeveloped) Zone [L-TC (Low Density Residential – Town Center) General Plan Designation] under Resolution of Intent to T-C (Town Center), Ward 6 (Mack), was considered by the Planning Commission on September 25, 2003.

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

Planning and Development

1. Replace Condition No. 5 of Site Development Plan Review [Z-0086-01(1)] with the following:

“The setbacks for this development shall be a minimum of 18 feet to the face of the garage as measured from the back of sidewalk, 10 feet to side-loaded garages and/or the front of the house, 5 feet on the side, 10 feet on the corner side, and 7-feet in the rear for lots adjacent to cul-de-sac bulbs and 10-feet in the rear for all other lots.”

This action by the Planning Commission is final. The notice of final action was filed with the City Clerk on **September 26, 2003**.

Sincerely,

Eddie Dichter, Senior Planner
Planning and Development Department
Current Planning Division

ED:clb

cc: Ms. Diana Bossard
Bossard Developer Services
2920 North Green Valley Parkway, Suite #814
Henderson, Nevada 89014

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

