

PLANNING & DEVELOPMENT



Development
Services Center

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039132

September 12, 2003

Mr. Rob Beville
MTH Homes of Nevada
7150 Pollock Drive, Suite #104
Las Vegas, Nevada 89119

RE: VAR-2786 - VARIANCE

Dear Mr. Beville:

Your request for a Variance to allow an eight-foot rear yard setback where 15 feet is required on 0.16 acres located at 9513 Parkmoor Avenue and a seven-foot corner side yard setback where 15 feet is required on 0.19 acres located at 7232 Silver Valley Street (APN: 125-18-810-001 and 028), U (Undeveloped) Zone [R (Rural Density Residential) General Plan Designation] under Resolution of Intent to R-1 (Single-Family Residential) Zone, Ward 6 (Mack), was considered by the Planning Commission on September 11, 2003.

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

Planning and Development

1. Any additions to either dwelling or accessory structures on either lot that would result in an overall lot coverage greater than 50% shall be prohibited.
2. Conformance to the Conditions of Approval for Rezoning Z-0035-01, Variance V-0032 01 and Special Use Permit U-0064-01.
3. 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 September 11, 2003.

Sincerely,

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

GML:clc

cc: Mr. Rob Beville
Perma-Bilt Homes
7150 Pollock Drive, Suite #104
Las Vegas, Nevada 89119

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

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro-Tem)
Larry Brown
Lynette Boggs McDonald
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City Manager
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