



038883



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CITY COUNCIL
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JANET MONCRIEF

CITY MANAGER
DOUGLAS A. SELBY

August 22, 2003

Mr. Ken Richardson
Florence Enterprises, Limited Liability Company
8630 West Nevso Drive
Las Vegas, Nevada 89147

RE: VAR-2599 - VARIANCE
CITY COUNCIL MEETING OF AUGUST 20, 2003
RELATED TO GPA-2596, ZON-2597 & SDR-2598

Dear Mr. Richardson:

The City Council at a regular meeting held August 20, 2003 APPROVED the request for a Variance TO ALLOW 0.53 ACRES OF OPEN SPACE WHERE 0.95 ACRES IS REQUIRED FOR A PROPOSED 58-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT adjacent to the west side of North Jones Boulevard, approximately 620 feet north of West Lake Mead Boulevard (APN: 138-23-601-007), R-E (Residence Estates) Zone under Resolution of Intent to C-1 (Limited Commercial) and R-2 (Medium-Low Density Residential) [PROPOSED: R-PD12 (Residential Planned Development - 12 Units Per Acre)]. The Notice of Final Action was filed with the Las Vegas City Clerk on August 21, 2003. This approval is subject to:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-2597), and Site Development Plan Review (SDR-2398).
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. In lieu of compliance with the open space requirements of Municipal Code 19.06.040, the developer will be allowed to make a contribution to the City of Las Vegas Parks CIP Fund in the amount of \$73,181.09 to be utilized by the City Council for improvements to existing public parks nearby. This contribution must be made to Land Development prior to approval of a Final Map, otherwise the

CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

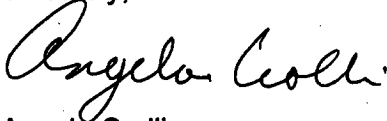
VOICE 702.229.6011
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www.ci.las-vegas.nv.us



Mr. Ken Richardson
VAR-2599 – Page 2
August 22, 2003

developer is still required to comply with the Open Space requirement in accordance with Title 19 of the Las Vegas Municipal Code.

Sincerely,



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

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

Mr. Cliff Singleton
8630 West Nevso Drive
Las Vegas, Nevada 89147