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038569

August 8, 2003

Plaster Development Company
801 South Rancho Drive, Suite E-4
Las Vegas, Nevada 89106

RE: VAR-2391 - VARIANCE
CITY COUNCIL MEETING OF AUGUST 6, 2003
Related to VAR-2392

Dear Applicant:

The City Council at a regular meeting held August 6, 2003 APPROVED the request for a Variance TO ALLOW A 4.5 FOOT SIDE YARD SETBACK WHERE A 5 FOOT SIDEYARD SETBACK IS THE MINIMUM REQUIRED, AND TO ALLOW A 2.76 FOOT SIDEYARD ENCROACHMENT FOR A FIREPLACE WHERE 2 FEET IS THE MAXIMUM ENCROACHMENT ALLOWED FOR AN EXISTING SINGLE FAMILY DWELLING at 7739 Villa De La Paz Avenue (APN: 125-09-812-027), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to R-PD4 (Residential Planned Development - 4 Units Per Acre). The Notice of Final Action was filed with the Las Vegas City Clerk on August 7, 2003. This approval is subject to:

Planning and Development

1. 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.
2. Walls less than three feet to the property line shall be one-hour construction with no openings.
3. Conformance to the site plan as submitted.

Sincerely,

Diana Davis
Deputy City Clerk I for
Barbara Jo Ronemus, City Clerk

cc: See Attached List

CITY OF LAS VEGAS
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LAS VEGAS, NEVADA 89101

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Plaster Development Company
VAR-2391 – Page Two
August 8, 2003

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

Ms. Somer Hagen
Orion Engineering, Inc
3068 East Sunset Road, Suite #9
Las Vegas, Nevada 89120

Signature Homes
801 South Rancho Drive, Suite E-4
Las Vegas, Nevada 89106