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CITY MANAGER
DOUGLAS A. SELBY



038552

August 8, 2003

Mr. Robert Davis
Fawzi Kordahi
3601 North Rainbow Boulevard
Las Vegas, Nevada 89108

RE: VAR-2413 - VARIANCE
CITY COUNCIL MEETING OF AUGUST 6, 2003
Related to ZON-2411 and SUP-2414

Dear Mr. Davis:

The City Council at a regular meeting held August 6, 2003 APPROVED the request for a Variance TO ALLOW AN 18 FOOT FRONT YARD SETBACK FOR FRONT LOADING GARAGES AND A 14 FOOT FRONT YARD SETBACK FOR SIDE LOADING GARAGES WHERE 20 FEET IS THE MINIMUM FRONT YARD SETBACK REQUIRED on 2.17 acres adjacent to the southeast corner of Whispering Sands Drive and Leon Avenue (APN: 125-13-203-008), R-E (Residence Estates) Zone [PROPOSED: R-1 (Single Family Residential)]. 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. The setbacks for this development shall be a minimum of 20 feet to the front of the house, 18 feet for a front-loading garage as measured from back of sidewalk or from back of curb if no sidewalk is provided, 14 feet for a side-loading garage as measured from back of sidewalk or from back of curb if no sidewalk is provided, 5 feet on the side, 15 feet on the corner side, and 15 feet in the rear.
2. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-2411), and Special Use Permit (SUP-2414).
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.

Sincerely,

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

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LAS VEGAS, NEVADA 89101

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

Ms. Sally Pelham
Southwest Engineering
3610 North Rancho Drive
Las Vegas, Nevada 89130