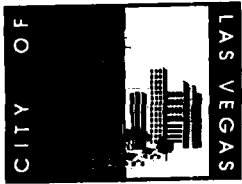


PLANNING &  
DEVELOPMENT



Development  
Services Center  
731 S. Fourth Street  
Las Vegas, NV 89101

TTY 702-386-9108  
Voice:  
Administration 229-6353  
Comp Planning 229-6022  
Current Planning 229-6301  
www.ci.las-vegas.nv.us



038406

June 26, 2003

Ms. Mary Vess  
KB Home  
750 Pilot Road, Suite F  
Las Vegas, Nevada 89119

**RE SCD-2672**

Dear Ms. Vess:

The City of Las Vegas Planning and Development Department has considered your request for a Minor Deviation to the Summerlin Development Standards to allow a 4.75-foot side yard setback where 5 feet is the minimum setback required for a single family dwelling, located in Summerlin Village 20 Parcel Z, Sonesta Unit 3, Lot 101, 11567 Aruba Beach Avenue. The existing house will encroach 0.25 feet into the required 5-foot corner side yard setback.

This request is minor in nature and compatible with the surrounding land uses. It has been resolved to APPROVE your request, subject to the following conditions:

1. All development must be in conformance with Summerlin Development Standards; except as provided by this approval.
2. All development must be in conformance with the submitted plot plan.
3. All applicable City code requirements and design standards must be satisfied.

This action by the Planning and Development Department is final unless an appeal is filed in writing with this Department within ten (10) working days from receipt of this letter.

Sincerely,

Linda Hartman-Maynard, Planner II  
Current Planning Division  
Planning and Development Department

LHM:sd

cc: Ms. Brenda Anderson  
G.C. Wallace  
10000 West Charleston Boulevard, Suite 130  
Las Vegas, Nevada 89135

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

