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MICHAEL MACK

CITY MANAGER  
DOUGLAS A. SELBY



036950

June 12, 2003

Mr. Randy Black, Jr.  
RBJ Separate Property Trust  
911 North Buffalo Drive, Suite #201  
Las Vegas, Nevada 89128

RE: VAR-1972 - VARIANCE  
CITY COUNCIL MEETING OF MAY 21, 2003  
Related to GPA-1969, ZON-1970 & SDR-1971

Dear Mr. Black:

The City Council at a regular meeting held May 21, 2003 APPROVED the request for a Variance TO ALLOW ZERO SQUARE FEET OF OPEN SPACE WHERE 11,326 SQUARE FEET OF OPEN SPACE IS REQUIRED IN CONJUNCTION WITH A PROPOSED 16-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT adjacent to the southwest corner of Tropical Parkway and Rebecca Road (APN: 125-26-301-003 and 004), U (Undeveloped) Zone [RNP (Rural Neighborhood Preservation) General Plan Designation] [PROPOSED: DR (Desert Rural Residential) General Plan Designation], PROPOSED: R-PD2 (Residential Planned Development - 2 Units Per Acre). The Notice of Final Action was filed with the Las Vegas City Clerk on May 22, 2003. This approval is subject to:

#### Planning and Development

1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-1970) and Site Development Plan Review (SDR-1971).
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 \$45,304, to be utilized by the City Council for improvements to the Estelle Neal Park, or other public parks nearby. This contribution must be made to Land Development prior to

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approval of a Final Map; otherwise the developer is still required to comply with the open space requirements in accordance with Title 19 of the Las Vegas Municipal Code.

Sincerely,



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

Sincerely,



M. Margo Wheeler, AICP  
Planning Manager, Current Planning Division  
Planning and Development Department

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

Mr. Eric M. Cheese  
Mr. Randy Black, Jr.  
911 North Buffalo Drive, Suite #201  
Las Vegas, Nevada 89128

Mr. Ken Heller  
Heller Development Company  
18520 Burbank Blvd, Suite #200  
Tarzana, California 91356

Mr. Kirby Adams  
Acclaim Materials  
5900 Emerald Avenue, Suite A  
Las Vegas, Nevada 89122