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CITY COUNCIL
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MICHAEL MACK

CITY MANAGER
DOUGLAS A. SELBY

June 12, 2003

Southwest Homes, Limited Liability Company
245 East Warm Springs Road
Las Vegas, Nevada 89119

RE: VAR-1927 - VARIANCE
CITY COUNCIL MEETING OF MAY 7, 2003
Related to SUP-1926 & SDR-1925

Dear Applicant:

The City Council at a regular meeting held May 7, 2003 considered the Appeal filed by Kummer Kaempfer Bonner & Renshaw from the Denial by the Planning Commission on a request for a Variance TO ALLOW 0.78 ACRES OF OPEN SPACE WHERE 2.06 ACRES ARE REQUIRED IN THE TOWN CENTER DEVELOPMENT STANDARDS on 20.6 acres for a 209-lot single family residential development adjacent to the southeast corner of Severance Lane and Campbell Road (APN: 125-17-401-005), T-C (Town Center) Zone.

The City Council granted the Appeal; thereby APPROVING the Variance. The Notice of Final Action was filed with the Las Vegas City Clerk on May 8, 2003. This approval is subject to:

Planning and Development

1. The development shall be a maximum of 203 single-family detached units.

2. The exact amount of the open space to be provided given elimination of six units shall be determined by staff with the developer.

3. The developer shall work with staff regarding possible relocation of a portion of the open space and redesign of two private streets which currently end running into the garages of two units.

4. Approval of and conformance to the Conditions of Approval for Special Use Permit (SUP-1926) and Site Development Plan Review [SDR-1925].

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

VOICE 702.229.6011
TTY 702.386.9108
www.ci.las-vegas.nv.us

5. 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,

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

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