



018677

October 5, 2001

Ali Mohommad Behnia & Mahin Behnia Family Trust, et al  
2975 Montessouri  
Las Vegas, Nevada 89117

MAYOR  
OSCAR B. GOODMAN

CITY COUNCIL  
GARY REESE  
(MAYOR PRO-TEM)

MICHAEL J. McDONALD  
LARRY BROWN  
LYNETTE B. McDONALD  
LAWRENCE WEEKLY  
MICHAEL MACK

CITY MANAGER  
VIRGINIA VALENTINE

RE: V-0055-00 - VARIANCE  
CITY COUNCIL MEETING OF SEPTEMBER 19, 2001  
Related to Z-0050-01 and Z-0050-01(1)

Dear Applicant:

The City Council at a regular meeting held September 19, 2001 APPROVED the request for a Variance TO ALLOW 0.88 ACRES OF OPEN SPACE WHERE 1.78 ACRES OF OPEN SPACE IS THE MINIMUM ALLOWED on the northeast corner of the intersection of Alexander Road and Fort Apache Road (APN: 138-05-301-034, 138-05-401-001, 003, 004, 005, 006, 012, 013, 014, 015, 019, 020, 021, 022, 024, 025, 026, 027, and 028), U (Undeveloped) Zone [DR (Desert Rural Density 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 September 20, 2001. This approval is subject to:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Rezoning (Z-0050-01) and Site Development Plan Review [Z-0050-01(1)].
2. This Variance shall expire in two years, unless it is exercised or an Extension of Time is granted by the City Council.
3. Elimination of the internal park, and on the perimeter landscaping five (5) feet along Hickam Avenue, five (5) feet along Fort Apache Road, and five (5) feet along Campbell Road.

Sincerely,

ANGELA CROLLI  
DEPUTY CITY CLERK II for  
BARBARA JO RONEMUS, CITY CLERK

cc: See Attached List

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

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

Mr. John Boyner  
Glenn & Renee Raynes Family Trust  
1700 Bearden Drive  
Las Vegas, Nevada 89106

Steven P. & Ellen M. Shearing  
Family Trust  
8440 West Lake Mead Blvd, Suite 206  
Las Vegas, Nevada 89128

KB Home Nevada, Inc.  
750 Pilot Road, Suite F  
Las Vegas, Nevada 89119

Samuel W. & Mary Alice Cooper Trust  
1580 Preswick Court  
Boulder City, Nevada 89005

Carter & Burgess  
6655 Bermuda Road  
Las Vegas, Nevada 89119