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CITY MANAGER  
VIRGINIA VALENTINE



001587

June 23, 2000

Mr. Parvis Ghadiri  
City of Las Vegas Housing Authority  
P. O. Box 1897  
Las Vegas, Nevada 89125-1897

**RE: V-0034-00 - VARIANCE**

Dear Mr. Ghadiri:

Your request for a Variance TO ALLOW A FIFTEEN FOOT (15') SETBACK IN THE FRONT YARD WHERE TWENTY FEET (20') IS THE MINIMUM SETBACK REQUIRED; AND TO ALLOW A ZERO FOOT (0') SETBACK IN THE SIDE YARD WHERE FIVE FEET (5') IS THE MINIMUM SETBACK REQUIRED; AND TO ALLOW A TEN FOOT (10') SETBACK IN THE REAR YARD WHERE TWENTY FEET (20') IS THE MINIMUM SETBACK REQUIRED IN CONJUNCTION WITH A 75-LOT RESIDENTIAL SUBDIVISION on 8.88 acres on the northwest corner of the intersection of 28th Street and Sunrise Avenue (APN: 139-36-303-003), R-2 (Medium-Low Density Residential) Zone, Ward 5 (Weekly), was considered by the Planning Commission on June 22, 2000.

The Planning Commission voted to recommend **APPROVAL** of your request, subject to the following:

**Planning and Development**

1. The minimum front setback shall be eighteen (18) feet from the back of sidewalk where sidewalks are provided, and eighteen (18) feet from the back of curb where sidewalks are not provided.
2. Proposed public streets shall meet public street standards, including sidewalks. If the streets are proposed to be private, sidewalks shall be provided along at least one side of each street within the subdivision.
3. The minimum rear setback shall be ten (10) feet for the 15 lots along the north side of Ambler Place, and shall be fifteen (15) feet on all other lots within the site.
4. A Tentative Map and a Final Map(s) application for the 75-lot subdivision shall be approved by the Planning Commission and the Final Map(s) recorded prior to the issuance of any permits, any site grading, and all development activity for the site.

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

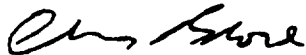
VOICE 702.229.6011  
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5. If this Variance is not exercised within two years from date of approval by the City Council it will become void unless an Extension of Time is granted by the City Council.

This item will be considered by the City Council on August 2, 2000, at 1:00 P.M. in the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada. ***The Council requires that you or your representative be present at this meeting.*** If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely



Chris Glore, Senior Planner  
Planning and Development Department  
Current Planning Division

CG:clb

cc: Mr. Frank Hawkins, Jr.  
Community Development Programs Center  
5420 West Sahara Avenue  
Las Vegas, Nevada 89102

Mr. Mel Lacquement  
208 Campbell  
Las Vegas, Nevada 89107