



July 18, 2000

Ms. Sherry Carlson  
W. L. Homes  
on behalf of John Laing Homes  
1601 South Rainbow Boulevard, #160  
Las Vegas, Nevada 89146

RE: Z-0086-98(4) - SITE DEVELOPMENT PLAN REVIEW  
CITY COUNCIL MEETING OF JUNE 21, 2000

Dear Ms. Carlson:

The City Council at a regular meeting held June 21, 2000 APPROVED the request for a Site Development Plan Review TO ALLOW GUEST HOUSES/CASITAS ON 43 LOTS LESS THAN 80 FEET IN WIDTH in the Tule Springs Ranch South subdivision, Units 1, 2 and 3, on the northeast corner of Durango Drive and Racel Street, R-E (Residence Estates) Zone under Resolution of Intent to RPD3 (Residential Planned Development - 3 Units Per Acre), (APN's: 125-09-310-001 thru 004, 125-09-310-033 thru 038 and 125-09-201-004), Ward 6 (Mack). The Notice of Final Action was filed with the Las Vegas City Clerk on June 22, 2000. This approval is subject to:

1. This approval is limited to Lot 4, Block 1 of Tule Springs South.
2. All exterior materials of the guest house/casita shall match the exterior materials of the main structure on the same lot.
3. A kitchen shall be prohibited within the guest house/casita.
4. The minimum setbacks for the guest house/casita shall be: 10 feet from the main structure, 5 feet side yard, and 10 feet rear yard.
5. The garage plan shall be available only on lots of sufficient width to provide a minimum 15 foot wide setback on one side of the lot, to accommodate a minimum 15 foot wide driveway to the rear garage. The driveway to the rear garage shall not create a second driveway cut at the street.
6. Any guest houses/casita located within a front yard shall be physically attached to the main structure, with one or more common walls.
7. Any guest houses/casita located within a side yard shall comply with the setback requirements for the subdivision.

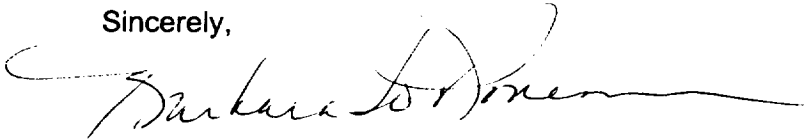
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8. The property deed for the lot shall specifically prohibit the renting of the guest house/casita.

Sincerely,



BARBARA JO RONEMUS <sup>RSC</sup>  
City Clerk

/lo

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

Ms. Sherry Carlson  
John Laing Homes  
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