



001081

May 16, 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**

Dear Ms. Carlson:

Your 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), was considered by the Planning Commission on May 11, 2000.

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

1. This approval is limited to Lot 4, Block 1 of Tule Springs South.
2. All exterior materials of the guest houses/casitas shall match the exterior materials of the main structure on the same lot.
3. Kitchens shall be prohibited within any of the guest houses/casitas.
4. The minimum setbacks for the guest houses/casitas shall be: 10 feet from the main structure, 5 feet side yard, and 15 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.
8. All property deeds for lots with a guest house/casita shall specifically prohibit the renting of the guest house/casita.



MAYOR  
OSCAR B. GOODMAN

CITY COUNCIL  
MICHAEL J. McDONALD  
(MAYOR PRO-TEM)  
GARY REESE  
LARRY BROWN  
LYNETTE B. McDONALD  
LAWRENCE WEEKLY  
MICHAEL MACK

CITY MANAGER  
VIRGINIA VALENTINE

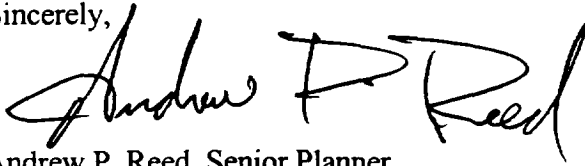
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Ms. Sherry Carlson  
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This item will be considered by the City Council on June 21, 2000, at 1:00 P.M. in the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada. ***The Council requires that you or your representative be present at this meeting.*** If you or your representative choose not to attend, the City Council may act in your absence without your input.

Sincerely,

A handwritten signature in black ink that reads "Andrew P. Reed". The signature is written in a cursive style with a large, stylized "A" and "R".

Andrew P. Reed, Senior Planner  
Planning and Development Department  
Current Planning Division

APR:sd

cc: Ms. Sherry Carlson  
John Laing Homes  
1601 South Rainbow Boulevard, #160  
Las Vegas, Nevada 89146