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LYNETTE B. McDONALD  
LAWRENCE WEEKLY  
MICHAEL MACK

CITY MANAGER  
VIRGINIA VALENTINE



001007

May 16, 2000

Mr. Kirk Brynjulson  
The Gates, Limited Liability Company on behalf of  
John Laing Homes  
7201 West Lake Mead Boulevard  
Las Vegas, Nevada 89146

**RE: Z-0158-94(5) - REVIEW OF CONDITION**

Dear Mr. Brynjulson:

Your request for Review of Condition #3 TO ALLOW 35 FOOT FRONT YARD SETBACKS WHERE ALL REQUIRED 20,000 SQUARE FOOT LOTS ARE TO FOLLOW R-E (RESIDENCE ESTATES) FRONT YARD SETBACKS OF 50 FEET on the north side of Severance Lane, between Decatur Boulevard and Jones Boulevard (APN: 125-13-310-001), R-E (Residence Estates) Zone under Resolution of Intent to R-PD3 (Residential Planned Development – 3 Units per Acre), 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:

**Planning and Development**

1. *Condition 3 should read:* The R-PD2 (Residential Planned Development – 2 Units Per acre) portion of the site shall follow R-D (Single Family Residence-Restricted) setback standards. The setbacks shall be 20 feet in the front, 15 feet in the rear and 5 feet on each side for the R-PD3 (Residential Planned Development – 3 Units Per Acre) and R-PD5 (Residential Planned Development – 5 Units Per Acre) portions of the site. Front setbacks may be 14 feet for side entry garages only in Lynbrook Units 2A, 2B and 2C. The R-PD7 (Residential Planned Development – 7 Units Per Acre) portions of the site shall have setbacks of 20 feet in the front, 10 feet in the rear, and 5 feet on each side. All corner lots shall have a side setback of 10 feet on the corner side. *All required 20,000 square foot lots shall have front and rear yard setbacks of 35 feet, side yard setbacks of 10 feet and corner side yard setbacks of 15 feet.*

**Public Works**

2. Comply with all other conditions of approval for the Lynbrook Unit 1 Subdivision and all other site-related actions.

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

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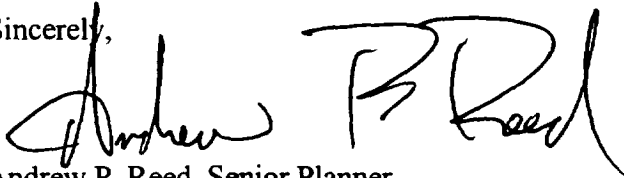
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**Planning and Development**

3. Site Development to comply with all applicable conditions of approval for the Lynbrook subdivision, Zoning Reclassifications Z-122-97, Z-158-94 and Z-117-94 and all other subsequent site-related actions as required by the Department of Public Works and the Planning and Development Department.

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, appearing to read "Andrew P. Reed". The signature is written in a cursive, flowing style.

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