



000659



February 3, 2000

Ms. Sandee Yagle  
Concordia Homes of Nevada  
6360 South Pecos Road, Suite G  
Las Vegas, Nevada 89120

RE: V-0104-99 - VARIANCE

Dear Ms. Yagle:

Your request for a Variance on property located at the southeast corner of Severance Lane and Leon Avenue TO ALLOW 16 FOOT FRONT YARD SETBACKS WHERE 20 FEET IS THE MINIMUM FRONT YARD SETBACK REQUIRED AND TO ALLOW 11 FOOT REAR YARD SETBACKS WHERE 15 FEET IS THE MINIMUM REAR YARD SETBACK REQUIRED, R-E (Residence Estates) under Resolution of Intent to R-1 (Single Family Residential) Zone, Ward 6 (Mack), APN: 125-13-402-010, was considered by the Board of Zoning Adjustment on February 1, 2000.

The Board of Zoning Adjustment voted to recommend APPROVAL of your request, subject to the following:

1. The reduction of front setbacks will apply to only the 10 lots located on the cul-de-sacs and the knuckle portions of the private street, and the rear yard reduction will only be allowed on lot 59.
2. All development must be in conformance with the plot plans and elevations.
3. 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.
4. City Code requirements and design standards of all City Departments which are not affected by approval of this Variance must be satisfied.
5. The distance from the face of the garage door to the back of sidewalk (or curb, if no sidewalk is proposed) shall be a minimum distance of 18 feet to prevent a car in the driveway from encroaching into the vehicular or pedestrian travel corridor as required by the Department of Public Works.

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6. Site development is to comply with all applicable conditions of approval for the Elkhorn/Leon Subdivision and all other site-related actions as required by the Department of Public Works.
7. The applicant will meet with staff prior to the City Council meeting to review revised site plans.

This item will be considered by the City Council March 15, 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,



Joel V. McCulloch, Senior Planner  
Planning and Development Department  
Current Planning Division

JVM:rlr

cc: Ms. Sheril Zuluaga  
CVL Consultants, Incorporated  
6280 South Valley View, #200  
Las Vegas, Nevada 89118