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September 21, 1999

MAYOR  
OSCAR B. GOODMAN

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

CITY MANAGER  
VIRGINIA VALENTINE

Mr. Todd Larkin  
Salt Creek Associates, Limited Partnership  
1601 South Rainbow Boulevard, #160  
Las Vegas, Nevada 89146

RE: Z-43-97(2) - SITE DEVELOPMENT PLAN REVIEW

Dear Mr. Larkin:

The City Council at a regular meeting held September 15, 1999 APPROVED the request for a Site Development Plan Review on property located on the southwest corner of Farm Road and Tenaya Way TO ALLOW A 25 FOOT FRONT YARD SETBACK FOR CASITAS WHERE 30 FEET IS REQUIRED IN CONJUNCTION WITH A PROPOSED SINGLE-FAMILY RESIDENTIAL DEVELOPMENT, U (Undeveloped) Zone [DR (Desert Rural Density Residential) General Plan Designation] under Resolution of Intent to R-PD2 (Residential Planned Development - 2 Units Per Acre), Size: 39 Acres, No. of Lots: 81, Ward 4 (Brown), APN's: 125-15-311-001 through 081. The Notice of Final Action was filed with the Las Vegas City Clerk on September 16, 1999. This approval is subject to:

1. The minimum setbacks for casitas shall be: 25 feet on the front, 10 feet on the side, and 20 feet on the corner side.
2. The minimum required driveway length is 18 feet.
3. Conformance to all applicable Conditions of Approval for Zoning Application Z-43-97, Z-43-97(1) and the Saltcreek subdivision.

Sincerely,

BARBARA JO RONEMUS  
City Clerk *bjr*

/vwd

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

Mr. Paul Kenner  
Salt Creek Associates, Limited Partnership  
1601 South Rainbow Boulevard, #160  
Las Vegas, Nevada 89146

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