

PLANNING &
DEVELOPMENT
DEPARTMENT



DEVELOPMENT
SERVICES CENTER

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012503

June 29, 1999

Mr. Farus Farmanali, Trustee
Farmanali Family Trust
6370 West Flamingo Road, Suite #40
Las Vegas, Nevada 89103

RE: Z-38-99 - REZONING

Dear Mr. Farmanali:

Your request for a Rezoning on property located on the northwest corner of Elkhorn Road and Leon Avenue, FROM: R-E (Residence Estates) TO: R-PD3 (Residential Planned Development - 3 Units Per Acre) PROPOSED USE: A 31 LOT RESIDENTIAL SUBDIVISION, Size: 10.00 Acres, Ward 4 (Brown), APN: 125-13-402-009, was considered by the Planning Commission on June 24, 1999.

The Planning Commission voted to recommend **DENIAL** of your request because the site plan does not conform to the intent of the R-PD (Residential Planned Development) zoning district and does not provide a density transition on the south.

This item will be considered by the City Council on July 26, 1999 at 2:00 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,

Chris Glore, Senior Planner
Current Planning Division

CG:cl

