

PLANNING &  
DEVELOPMENT



Development  
Services Center  
731 S. Fourth Street  
Las Vegas, NV 89101

TDD 702-385-9108  
Voice  
Administration 229-6353  
Comp. Planning 229-6022  
Current Planning 229-6301  
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012478

April 27, 1999

Mr. Jay Aston  
Salt Creek Associates, Limited Partnership  
1601 South Rainbow Boulevard, Suite #160  
Las Vegas, Nevada 89102

**RE: Z-43-97(1) - REVIEW OF CONDITION**

Dear Mr. Aston:

Your request for a Review of original Condition No. 5 on property located at the southwest corner of Farm Road and Tenaya Way, to allow 30 foot front yard setbacks where minimum 35 foot front yard setbacks are required, 25 foot front yard setbacks for homes with side loaded garages where minimum 30 foot front yard setbacks are required, and 30 foot rear yard setbacks where minimum 35 foot rear yard setbacks are required, U (Undeveloped) Zone [DR (Desert Rural) General Plan Designation] under Resolution of Intent to R-PD2 (Residential Planned Development - 2 Units Per Acre), Size: 39 Acres, Ward 4 (Brown), APN: 125-15-311-043 through 051, 125-15-311-053 through 055, and 125-15-311-070 through 081, was considered by the Planning Commission on April 22, 1999.

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

1. The minimum setbacks for lots 43 to 54 in block 4 and lots 69 to 80 in block 6 shall be: 30 feet in the front, 25 feet for side-entry garages; 10 feet on the side, 20 feet on the corner side and 30 feet in the rear.
2. Conformance to all applicable Conditions of Approval for Zoning Application Z-43-97 and the Saltcreek subdivision.

This item will be considered by the City Council on May 24, 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,

Matt Pinjuv, Planner II  
Current Planning Division

MP:cl

Mayor  
Jan Laverty Jones

Councilmen  
Arnie Adamsen  
Michael J. McDonald  
Gary Reese  
Larry Brown

City Manager  
Virginia Valentine

cc: Mr. Jay Aston  
Watt Homes  
1601 South Rainbow Boulevard, Suite #160  
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Mr. Ron Jackson  
Ms. Lisa Shafer  
Orion Engineering  
3068 East Sunset Road, Suite #9  
Las Vegas, Nevada 89120

