

PLANNING &
DEVELOPMENT



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010962

March 3, 1998

Mr. Clifton Marshall
Christopher Homes
9500 Hillwood Drive, Suite #200
Las Vegas, Nevada 89134

RE: Z-17-90(23) - REVIEW OF CONDITION

Dear Mr. Marshall:

Your request for a Review of Condition TO REDUCE THE REQUIRED FRONT YARD SETBACKS FOR THE PECCOLE WEST LOT 9 SUBDIVISION on property located north of Charleston Boulevard, east of Palace Court, U (Undeveloped) Zone [ML (Medium-Low Density Residential) General Plan Designation] under Resolution of Intent to R-PD7 (Residential Planned Development - 7 Units Per Acre), Ward 2 (Adamsen), APN: 138-31-711-001 through 003, 138-31-810-001 through 036, 138-31-812-001 through 037, 138-31-814-001 through 005, was considered by the Planning Commission on February 26, 1998.

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

1. **Original Condition of Approval No. 2 is amended to read as follows:** The front yard setback shall be 14 feet from the front property line for sites developed with side-load garage only and 18 feet from the front property line for sites developed with front load garages. A garage set on an angle must provide 18 feet of parking area between the back of the sidewalk and the face of the garage.
2. Site development shall comply with all applicable Conditions of Approval for the Peccole West Lot 9 subdivision and all other applicable site-related actions as required by the Department of Public Works.
3. All driveways for front loaded garages, if proposed, shall be a minimum of 18 feet in length along the shortest distance from the face of the garage door to the back of curb (or sidewalk, if applicable) as required by the Department of Public Works.

This item will be considered by the City Council on March 23, 1998 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.

Very truly yours,

Kira Wauwie, Senior Planner
Current Planning Division

KW:cl