



October 8, 2009

Harmony 2, LLC
7220 South Cimarron, Suite #100
Las Vegas, NV 89148

LAS VEGAS CITY COUNCIL

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MAYOR

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MAYOR PRO TEM

STEVE WOLFSON

LOIS TARKANIAN

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STAVROS S. ANTHONY

RE: ROC-35306 - REVIEW OF CONDITION
CITY COUNCIL MEETING OF SEPTEMBER 16, 2009

Dear Applicant:

The City Council at a regular meeting held September 16, 2009, APPROVED the request for a Review of Condition to change Condition Number 6 of a previously approved Site Development Plan Review (SDR-29026) TO ALLOW A SIDE YARD SETBACK OF THREE FEET WHERE 5 FEET IS THE MINIMUM REQUIRED FOR ALL LOTS OF A 70-LOT RESIDENTIAL SUBDIVISION WITH THE EXCEPTION OF 5, 9, 13, 16, 18, 19, 20, 23, 24, 25, 28, 29, 30, 35, 58, AND 60 on 10.52 acres on the east side of Tonkinese Avenue and Hualapai Way (APNs 126-13-612-001 through 068), R-PD7 (Residential Planned Development- 7 Units per Acre) Zone, Ward 6 (Ross). The Notice of Final Action was filed with the Las Vegas City Clerk on August 20, 2009. This approval is subject to:

Planning and Development

- 1. Condition Number 6 of Site Development Plan Review (SDR-29026) shall be changed to read,

"The setbacks for this development shall be a minimum of 18 feet to the front of the garage as measured from back of sidewalk or from back of curb if no sidewalk is provided, three feet on the side except for lots 1, 5, 9, 13, 16, 18, 19, 20, 23, 24, 25, 28, 29, 30, 35, 58, 60 and 70 which will have a five-foot side yard setback, 10 feet on the corner side, and five feet in the rear excluding rear lots backing Farm Road and lots backing residential to the west, which shall be 10 feet."

- 2. Conformance to all other conditions of approval for Site Development Plan Review (SDR-29026) and all other site related actions as required by the Planning and Development Department and Department of Public Works.

Sincerely,

Angela Crolli

Angela Crolli
Deputy City Clerk II for
Beverly K. Bridges, MMC, City Clerk

M. M. Wheeler

M. Margo Wheeler, AICP
Director
Planning and Development Department

cc: Ms. Chelsea Peltier
Slater Hanifan Group
5740 South Arville Street, Suite #216
Las Vegas, NV 89118

ELIZABETH N. FRETWELL
CITY MANAGER



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