

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

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October 22, 2010

Providence 207, LLC
9033 East Easter Place, Suite #122
Centennial, Colorado 80112-2150

RE: VAR-39468 - VARIANCE
PLANNING COMMISSION MEETING OF OCTOBER 21, 2010

Dear Applicant:

Your request for a Variance TO ALLOW THE GARAGE SETBACK TO BE SEVEN FEET OR LESS, WHERE FIVE FEET OR LESS IS REQUIRED; A FRONT YARD, SECOND-STORY SETBACK OF THREE FEET WHERE EIGHT FEET IS REQUIRED; AND REAR AND SIDE YARD SETBACKS OF 7 FEET WHERE 10 FEET IS REQUIRED ON LOTS 21 AND 103 on 20.9 acres adjacent to the southwest corner of Farm Road and Hualapai Way (APNs Multiple), PD (Planned Development) Zone, Ward 6 (Ross), was considered by the Planning Commission on October 21, 2010.

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

Planning and Development

1. No more than 28 lots shall be allowed the first story setback; no more than 68 lots shall be allowed the second story setback; and no more than two lots shall be allowed the side and rear setback.
2. Conformance to the approved conditions for Major Modification (MOD-10531), Tentative Map (TMP-11447) and Variance (VAR-13245).
3. This approval shall be void two years from the date of final approval, unless a building permit has been issued for new construction. An Extension of Time may be filed for consideration by the City of Las Vegas.
4. Prior to occupancy, all necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Building and Safety Department.
5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
6. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Steve Wolfson
Lois Tarkanian
Steven D. Ross
Ricki Y. Barlow
Stavros S. Anthony
City Manager
Elizabeth N. Fretwell

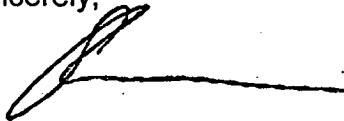


Public Works

7. The distance from the face of the garage door to the back of sidewalk (or curb, if no sidewalk is proposed) shall be a minimum distance of 18 feet or a maximum distance of 7 feet to prevent a vehicle in the driveway from encroaching into the vehicular or pedestrian travel corridor.
8. The developer shall disclose to potential buyers and shall post notice within each garage of all lots shown on the approved Site Plan in which the garage door is less than eighteen feet that parking in the driveway shall not be allowed.
9. Site development to comply with all applicable previous conditions of approval for the Cliff's Edge Parent Map, the Emerson Final Map and all other site-related actions.

This item will be considered by the City Council on **November 17, 2010**, at 1:00 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 chooses not to attend, the City Council may act in your absence without your input.

Sincerely,



Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:clb

cc: Ms. Christine Frazzitta
Richmond American Homes
7770 S. Dean Martin Drive, Suite #410
Las Vegas, Nevada 89139

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