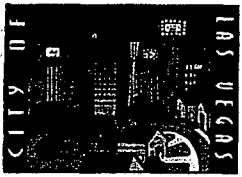


PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

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Fax: 702-474-0352
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www.lasvegasnevada.gov

October 22, 2010

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

**RE: VAR-39475 - VARIANCE RELATED TO SDR-39474
PLANNING COMMISSION MEETING OF OCTOBER 21, 2010**

Dear Ms. Frazzitta:

Your request for a Variance TO ALLOW AN EIGHT-FOOT SOLID FRONT YARD WALL WHERE A FIVE-FOOT WALL WITH TWO FEET SOLID AND THREE FEET OPEN IS THE MAXIMUM HEIGHT ALLOWED on .54 acres at 6315 and 6335 El Campo Grande Avenue (APNs 125-26-812-008 and 009), R-PD3 (Residential Planned Development - 3 Units Per Acre) Zone, Ward 6 (Ross), was considered by the Planning Commission on October 21, 2010.

The Planning Commission voted to **APPROVE** your request, subject to the following:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-39474) shall be required, if approved.
2. Conformance to the approved conditions for Rezoning (ZON-17697).
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.

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

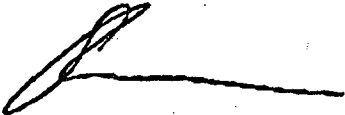


Ms. Christine Frazzitta
VAR-39475 - Page Two
October 22, 2010

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.

This action by the Planning Commission on **October 21, 2010** is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision as allowed by code or there is a review action filed by the City Council within the same time period. For additional information on appeals or review requests please access <http://www.lasvegasnevada.gov/CheckStatus/DevelopmentApp.htm>, or contact the Department of Planning and Development at 702.229.6301 after **November 1, 2010**. No building permits or business licenses related to these items shall be issued prior to the expiration of the required ten day waiting period, or until any filed appeal is resolved pursuant to LVMC Title 19.18.

Sincerely,



Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:clb

cc: Ms. Sonia Macias
Thomason Consulting Engineers
3277 East Warm Springs Road, Suite #400
Las Vegas, Nevada 89120