



Legal Notices Transmittal and Scanning Separator Sheet

Legal Notice Type: Action Letter

Date of Transfer to ERM: 1/7/2011

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Meeting Date: 11/17/2010

Meeting Type: City Council <=>

Date of Letter: 12/9/2010

Case Number(s): VAR-39468 <=>

Subject of Notice: Providence 207, LLC, 20.9 acres adjacent to the southwest corner of Farm Road and Hualapai Way (Remailed letter 1/5/2011 to alternate address) <=>

Record Series: Legal Notices

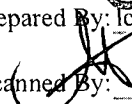
LRDA Number: 2007-1717

Retention: Permanent

File By: Meeting Date



Prepared By: lcoleman

Scanned By: 

SCANNED

JAN 10 2011

QC By: _____



LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

STEVE WOLFSON

LOIS TARKANIAN

STEVEN D. ROSS

RICKI Y. BARLOW

STAVROS S. ANTHONY

ELIZABETH N. FRETWELL
CITY MANAGER

December 9, 2010

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

REMAILED 1/5/2011
Providence 207, LLC
1350 17th Street, Suite #306
Denver, CO 80202

Angela Crolli

RE: VAR-39468 – VARIANCE
CITY COUNCIL MEETING OF NOVEMBER 17, 2010

Dear Applicant:

The City Council at a regular meeting held November 17, 2010, APPROVED the 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. The Notice of Final Action was filed with the Las Vegas City Clerk on November 18, 2010. This approval is subject to:

Planning and Development

1. No more than 73 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.

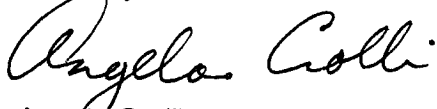
CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

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.

Sincerely,



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



M. Margo Wheeler, AICP
Director
Planning and Development Department

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