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April 7, 2016

Mr. Thomas L. Brooker
Azure & Torrey Pines 24, LLC
8485 West Sunset Road, Suite #204
Las Vegas, Nevada 89113

**RE: ABEYANCE - VAR-62782 [PRJ-62712] - VARIANCE RELATED TO ZON-62784, VAR-62756, VAR-62765 THROUGH VAR-62781, VAR-62783, VAR-62785, WVR-62786 AND TMP-62787
CITY COUNCIL MEETING OF APRIL 6, 2016**

Dear Mr. Brooker:

The City Council at a regular meeting held on April 6, 2016 **APPROVED** a request for a Variance TO ALLOW A 10-FOOT FRONT YARD SETBACK WHERE 25 FEET IS REQUIRED AND A 25-FOOT REAR YARD SETBACK WHERE 30 FEET IS REQUIRED ON LOT 18 OF A PROPOSED 20-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 6.08 acres at the southwest corner of Azure Drive and Torrey Pines Drive (APNs 125-26-203-002 through 004), R-E (Residence Estates) Zone, [PROPOSED: R-D (Single Family Residential-Restricted)], Ward 6 (Ross) [PRJ-62712].

This approval is subject to the following conditions:

Planning

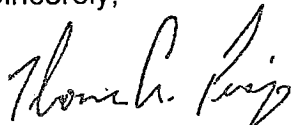
1. Approval of Rezoning (ZON-62784).
2. Approval of and conformance to the Conditions of Approval for Variance (VAR-62756), Waiver (WVR-62786) and Tentative Map (TMP-62787) shall be required, if approved.
3. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
4. These Variances approve a front yard setback of 20 feet, where 25 feet is normally required and a rear yard setback of 25 feet, where 30 feet is normally required.
5. 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 Department of Building and Safety.

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6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
7. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

The Notice of Final Action was filed with the Las Vegas City Clerk on April 7, 2016.

Sincerely,



Thomas A. Perrigo
Director
Department of Planning

TAP:clb

cc: Mr. Mark Jones
DR Horton
1081 Whitney Ranch Drive, Suite #141
Henderson, Nevada 89014

Ms. Aimee English
Triton Engineering
6757 West Charleston Boulevard, Suite B
Las Vegas, Nevada 89146