



**LAS VEGAS
CITY COUNCIL**

CAROLYN G GOODMAN
Mayor

LOIS TARKANIAN
Mayor Pro Tem

STAVROS S. ANTHONY
BOB COFFIN

STEVEN G. SEROKA
MICHELE FIORE
CEDRIC CREAR

SCOTT D. ADAMS
City Manager

DEPARTMENT OF PLANNING
ROBERT SUMMERFIELD
DIRECTOR

**DEVELOPMENT
SERVICES CENTER**
DEPARTMENT OF PLANNING
333 N RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NV 89106
702.229.6301 | VOICE
702.474.7463 | FAX
711 | TTY



cityoflasvegas
lasvegasnevada.gov

March 7, 2019

Ms Lindsey White
Mr. Andrew Acuna
3425 Cliff Shadows Parkway, Suite #110
Las Vegas, Nevada 89129

**RE: VAR-75209 [PRJ-75172] - VARIANCE RELATED TO GPA-75207,
ZON-75208 AND VAR-75210
CITY COUNCIL MEETING OF MARCH 6, 2019**

Dear Applicant.

The City Council at a regular meeting held on March 6, 2019 voted to **APPROVE** a request for a Variance TO ALLOW A FIVE-FOOT REAR YARD SETBACK WHERE 15 FEET IS REQUIRED AND A SIX-FOOT TALL SOLID SCREEN WALL IN THE FRONT YARD SETBACK AREA WHERE A MAXIMUM OF FIVE FEET WITH A TWO-FOOT SOLID BASE IS ALLOWED on an 11,416 square-foot portion of 1.25 acres located 130 feet north of Mont Brule Court and Alpine Ridge Way (APN 126-24-401-023), Ward 6 (Fiore) [PRJ-75172]

This approval is subject to the following conditions.

Planning

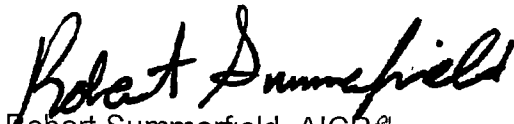
- 1 Approval of General Plan Amendment (GPA-75207) and Rezoning (ZON-75208), and approval and conformance to the Conditions of Approval for Variance (VAR-75210) shall be required, if approved
2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16 An Extension of Time may be filed for consideration by the City of Las Vegas
- 3 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
4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit

Ms. Lindsey White
Mr Andrew Acuna
VAR-75209 [PRJ-75172] - Page Two
March 7, 2019

5. 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 March 7, 2019

Sincerely,



Robert Summerfield, AICP[®]
Director
Department of Planning

RTS PL:clb

cc. Mr. Andrew Acuna
Summit Homes of Nevada
3425 Cliff Shadows Parkway, Suite #110
Las Vegas, Nevada 89129

Ms Jana Felipe
Taney Engineering
6030 South Jones Boulevard
Las Vegas, Nevada 89118