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June 12, 2013

Mr. Paul F. Manning  
Estancia Desert, LLC  
2020 Main Street, Suite #1100  
Irvine, California 92614

**RE: VAR-49112 - VARIANCE (PRJ-49017)  
PLANNING COMMISSION MEETING OF JUNE 11, 2013**

Dear Mr. Manning:

Your request for possible action on a request for a Variance to ALLOW A 19-FOOT REAR YARD SETBACK WHERE 20 FEET IS REQUIRED on 0.12 acres at 10310 Mount Oxford Avenue (APN 126-13-614-070), PD (Planned Development) Zone, Ward 6 (Ross) [PRJ-49017], was considered by the Planning Commission on June 11, 2013.

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

**Planning**

1. 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.
2. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Cliff's Edge Master Development Plan Design Guidelines and all codes as required by the Department of Building and Safety.
3. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
4. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

CITY OF LAS VEGAS  
DEPARTMENT OF PLANNING  
DEVELOPMENT SERVICES CENTER  
333 NORTH RANCHO DRIVE  
3RD FLOOR  
LAS VEGAS, NEVADA 89106

VOICE 702.229.6301

FAX 702.474.0352

TTY 702.386.9108

[www.lasvegasnevada.gov](http://www.lasvegasnevada.gov)



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This action by the Planning Commission on **June 11, 2013** 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 **June 24, 2013**. 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,



Peter Lowenstein, AICP  
Planning Supervisor  
Case Planning Division

PL:clb

cc: Mr. Scott Reddie  
Warmington Residential Nevada, Inc.  
6725 Via Austi Parkway, Suite #350  
Las Vegas, Nevada 89119

Mr. Michael Fang  
GC Wallace, Inc.  
1555 South Rainbow Boulevard  
Las Vegas, Nevada 89146