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/city of las vegas

April 15, 2015

Mr. Jeffrey Armstrong
Ryland Homes Nevada LLC
8925 West Russell Road, Ste. 200
Las Vegas, Nevada 89148

RE: VAR-58034 [PRJ-57818] - VARIANCE
PLANNING COMMISSION MEETING OF APRIL 14, 2015

Dear Applicant:

Your request for a Variance TO ALLOW A 9.5-FOOT REAR YARD SETBACK WHERE 15 FEET IS REQUIRED on 0.07 acres at 10616 Kennedy Peak Lane (APN 126-13-113-094), PD (Planned Development) Zone [ML (Medium Low Density Residential) Cliff's Edge Special Land Use Designation], Ward 6 (Ross) [PRJ-57818], was considered by the Planning Commission on April 14, 2015.

The Planning Commission voted to **DENY** of your request as it has been found the applicant has created a self-imposed hardship.

This action by the Planning Commission on **April 14, 2015** 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 submitted please access <http://www.lasvegasnevada.gov/CheckStatus/DevelopmentApp.htm>, or contact the Department of Planning and Development at 702.229.6301 after **April 27, 2015**. 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
Section Manager
Case Planning Division

PL:nl