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BRESLIN BUILDERS

January 6, 2006

LAS VEGAS CITY COUNCIL

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CITY MANAGER

Mr. Jeffrey Lewis
Daycare Partners #1, LLC
6025 South Bronco Street
Las Vegas, Nevada 89118

RE: VAR-10104 - VARIANCE
CITY COUNCIL MEETING OF JANUARY 4, 2006
RELATED TO ZON-9892 AND SDR-9893

Dear Mr. Lewis:

The City Council at a regular meeting held January 4, 2006 APPROVED the request for a VARIANCE TO ALLOW A 10 FOOT SETBACK FROM RESIDENTIAL PROPERTY WHERE RESIDENTIAL ADJACENCY STANDARDS REQUIRE A 60 FOOT MINIMUM SETBACK FOR A PROPOSED 9,790 COMMERCIAL BUILDING on 0.93 acres 112 feet south of Owens Avenue and 152 feet west of Nellis Boulevard [proposed C-1 (Limited Commercial) Zone](APNs 140-29-510-020 and 022). The Notice of Final Action was filed with the Las Vegas City Clerk on January 5, 2006. This approval is subject to:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-9892), and Site Development Plan Review (SDR-9893).
2. This Variance shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City of Las Vegas.

Sincerely,

Angela Crolli
Deputy City Clerk II for
Barbara Jo Ronemus, City Clerk

cc: Planning and Development Dept.
Development Coordination-DPW
Dept. of Fire Services

Mr. Daniel Loera
Breslin Builders
5525 Polaris Avenue, Suite B
Las Vegas, Nevada 89118

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

VOICE 702.229.6011
TTY 702.388.9108

www.lasvegasnevada.gov

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