



June 22, 2006

Ms. Glona Casido  
2345 Shadetree Lane  
San Jose, California 95131

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN  
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MAYOR PRO TEM

LARRY BROWN  
LAWRENCE WEEKLY  
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STEVEN D. ROSS

DOUGLAS A. SELBY  
CITY MANAGER

RE: VAR-12784 - VARIANCE  
CITY COUNCIL MEETING OF JUNE 21, 2006  
RELATED TO VAR-13307 AND SDR-12783

Dear Ms. Casido:

The City Council at a regular meeting held June 21, 2006 APPROVED the request for a Variance TO ALLOW A ZERO FOOT SIDE YARD SETBACK WHERE 10 FEET IS THE MINIMUM SETBACK REQUIRED. A ZERO FOOT REAR YARD SETBACK WHERE 20 FEET IS THE MINIMUM SETBACK REQUIRED, AND A RESIDENTIAL ADJACENCY SETBACK OF 46 FEET WHERE 72 FEET IS THE MINIMUM SETBACK REQUIRED on 0.62 acres adjacent to the north side of Cheyenne Avenue, approximately 580 feet east of Jones Boulevard (APN 138-12-416-003), C-1 (Limited Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on June 22, 2006. This approval is subject to:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Variance (VAR-13307) and Site Development Plan Review (SDR-12783) shall be required.
2. This approval shall be void two years from the date of final approval, unless a certificate of occupancy has been issued or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.

Sincerely,

Carmel Viado  
Deputy City Clerk I for  
Barbara Jo Ronemus, City Clerk

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

Mr. Richard Threlfall  
6512 West Diablo Drive  
Las Vegas, Nevada 89118

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