



June 22, 2006

Mr. Craig Burr
Nevada Equities, LLC
3430 Bunkerhill Drive
North Las Vegas, Nevada 89032

RE: VAR-13352 – VARIANCE
CITY COUNCIL MEETING OF JUNE 21, 2006
RELATED TO ZON-12932, VAR-12932, VAC-12954 AND SDR-12930

Dear Mr. Burr:

The City Council at a regular meeting held June 21, 2006 APPROVED the request for a Variance TO ALLOW A 52-FOOT SETBACK FROM SINGLE-FAMILY RESIDENTIAL PROPERTIES WHERE RESIDENTIAL ADJACENCY STANDARDS REQUIRE A 72-FOOT SETBACK in conjunction with a proposed 34-unit addition to an existing condominium development on 4.36 acres at the northeast corner of Torrey Pines Drive and Garwood Avenue (APN 138-35-517-000), R-3 (Medium Density Residential) Zone and R-1 (Single Family Residential) Zone [PROPOSED: R-3 (Medium Density Residential) 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 Rezoning (ZON-12932), and Site Development Plan Review (SDR-12930) 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

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

EOT-28702
08-06-08 CC

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

Mr. David Turner
Baughman & Turner
1210 Hinson Street
Las Vegas, Nevada 89102

LAS VEGAS CITY COUNCIL

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