

## Cheryl Russo

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**From:** Feldman, Alan [alanfeld@mirage.com]  
**Sent:** Tuesday, November 04, 2008 9:00 AM  
**To:** Oscar B. Goodman  
**Subject:** Variance Request

Mayor Goodman:

Sorry to contact you in this manner. I am writing about a personal matter - a zoning variance application in my neighborhood, VAR-29014 from Michael Federico. I understand you have a vote on this tomorrow.

I simply want to express my opposition to this application. Like other neighbors in this area, I believe the Zoning Board and Planning Commission were correct in their previous denials and would hope City Council also denies the application.

Hope you're well. See you soon.

Alan

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Alan M. Feldman

Sr. Vice President

Public Affairs

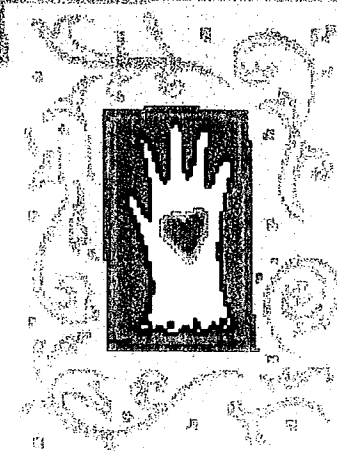
MGM MIRAGE

3260 South Industrial Road, Bldg C

Las Vegas, Nevada 89109

(702) 650-6947

Please consider the environment before printing this email P



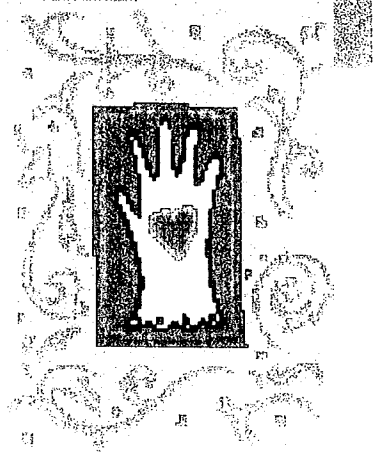
August, 12<sup>th</sup> 2008

We support The Federico Family & their request for a Variance for the additional 2 car garage with 10foot driveway.

Sincerely ,

Name Heidi Hopper Heidi Hopper  
Address 2000 Diamond Bar  
Phone 702 ~~888~~ 341-5227

Submitted at City Council  
Date 4/15/08 Item 103



August, 12<sup>th</sup> 2008

We support The Federico Family & their request for a Variance for the additional 2 car garage with 10foot driveway.

Sincerely ,

Name Kelly Collins  
Address 2001 Diamond Bar Dr, LV, NV 89117  
Phone 460-1995



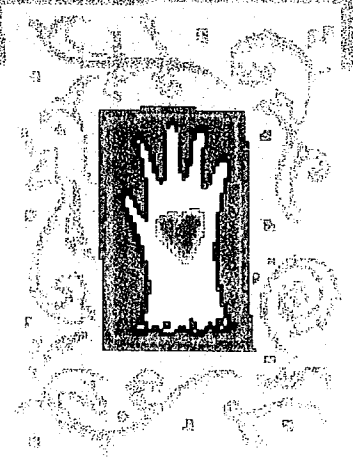
August, 12<sup>th</sup> 2008

Dear Missions,

We support The Federico Family & their request for a Variance for the additional 2 car garage with 10foot driveway.

Sincerely ,

Name Michael Paschal  
Address 2031 Diamond Bar  
Phone 363-6939



August, 12<sup>th</sup> 2008

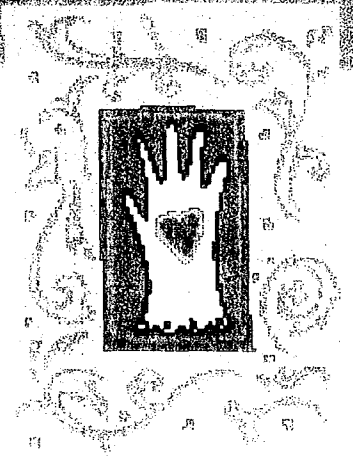
We support The Federico Family & their request for a Variance for the additional 2 car garage with 10foot driveway.

Sincerely ,

Name MARCO BENVENUTI

Address 2230 DIAMOND DR

Phone 607 - 289 - 8607

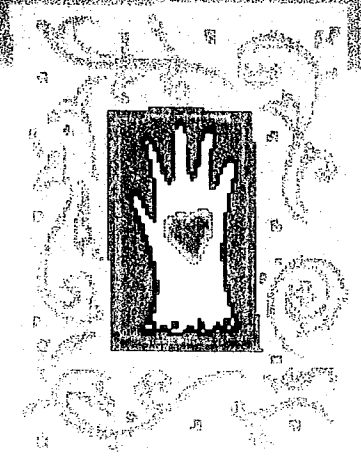


August, 12<sup>th</sup> 2008

We support The Federico Family & their request for a Variance for the additional 2 car garage with 10foot driveway.

Sincerely ,

Name Pam & Robert Gray  
Address 7850 Dana Pt. Ct.  
Phone 702-499-5281

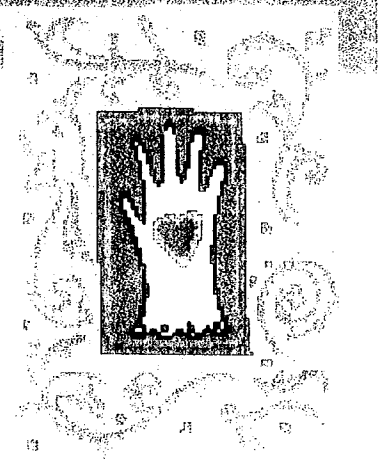


August, 12<sup>th</sup> 2008

We support The Federico Family & their request for a Variance for the additional 2 car garage with 10foot driveway.

Sincerely ,

Name Paul Letourneau *PL*  
Address 2211 Diamond Bar Dr  
Phone 325 5806



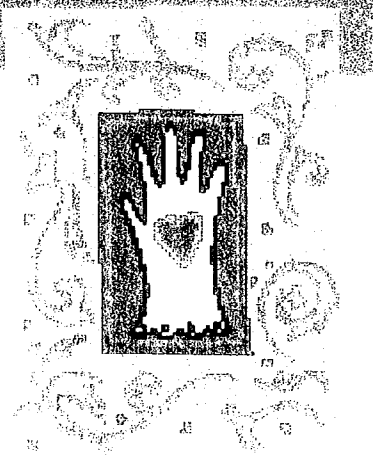
August, 12<sup>th</sup> 2008

We support The Federico Family & their request for a Variance for the additional 2 car garage with 10foot driveway.

Sincerely ,

Name Fawad Nassim  
Address 2230 Diamond Bar  
Phone 505-2535





August, 12<sup>th</sup> 2008

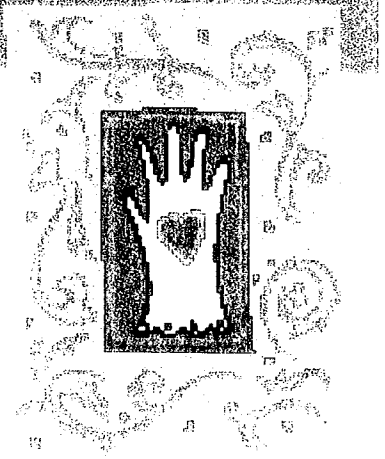
We support The Federico Family & their request for a Variance for the additional 2 car garage with 10foot driveway.

Sincerely ,

Name MICHAEL RYAN

Address 8800 DIAMOND BAR DR.

Phone (702) 253-1611



August, 12<sup>th</sup> 2008

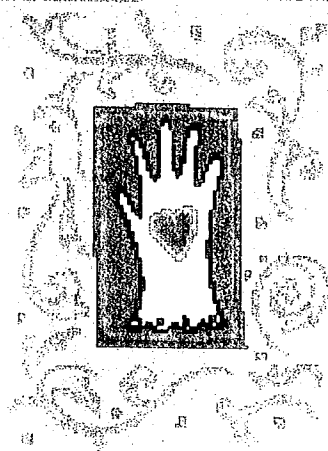
We support The Federico Family & their request for a Variance for the additional 2 car garage with 10foot driveway.

Sincerely ,

Name Alvaro J. Diaz

Address 2421 Union Ave

Phone 702-207-2422



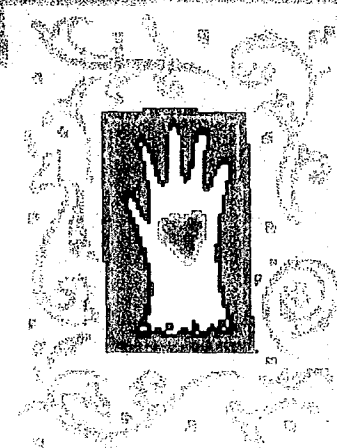
August, 12<sup>th</sup> 2008

We support The Federico Family & their request for a Variance for the additional 2 car garage with 10foot driveway.

Sincerely ,

Name Walter Al Whalen-  
Address 2130 Diamond Bar Dr  
Phone 254-3651

*Jeane Russo*



August, 12<sup>th</sup> 2008

We support The Federico Family & their request for a Variance for the additional 2 car garage with 10foot driveway.

Sincerely,

Name Terry Lawrence Dina Cinchetti

Address 2241 Diamond Bar Drive

Phone 702 360-2213



August, 12<sup>th</sup> 2008

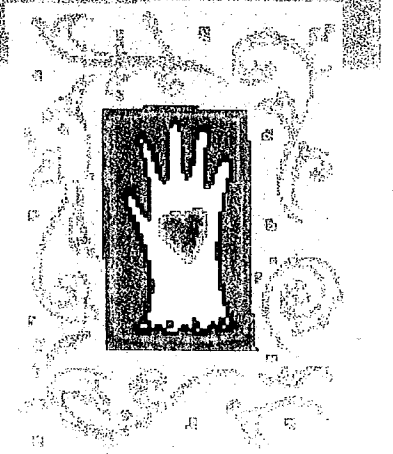
We support The Federico Family & their request for a Variance for the additional 2 car garage with 10foot driveway.

Sincerely ,

Name Ed DiBisce - Shirley Walls  
Address 2101 Diamond Dr  
Phone 697-0894.

Good  
Luck

\_\_\_\_\_



August, 12<sup>th</sup> 2008

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Sincerely ,

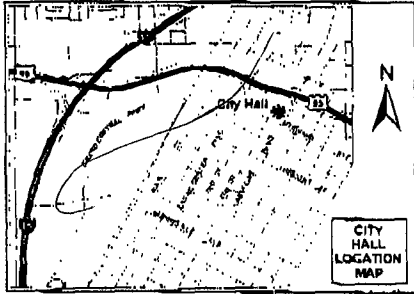
Name Cyrus & Sandy Kavous:

Address 2210 Diamond Ave

Phone 831-818-5983

City of Las Vegas  
Office Of The City Clerk  
400 Stewart Avenue  
Las Vegas, Nevada 89101

**Return Service Requested  
Official Notice of Public Hearing**



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Office Of The City Clerk at the address listed above or fax this side of this card to (702) 382-4803. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT  
this Request

☒ I OPPOSE  
this Request

Please use available blank space on card for your comments.

**VAR-29014**

City Council Meeting of 11/5/2008

RECEIVED  
CITY CLERK

2008 NOV -4 A 8:00

NEETA J. DAULAT  
2101 S. VALADEZ ST  
LAS VEGAS, NV -  
89117.

HAVERSI 89117

|||||

**Application Information**

VAR-29014 - APPLICANT/OWNER: MICHAEL FEDERICO -  
Appeal from the Denial by the Planning Commission on a Request  
for a Variance TO ALLOW A 10-FOOT FRONT YARD SETBACK  
WHERE 30 FEET IS REQUIRED FOR A PROPOSED GARAGE  
ADDITION on 0.48 acres at 2061 Diamond Bar Drive (APN 163-04-  
715-003), R-E (Residence Estates) Zone, Ward 2 (Wolfson)

**Application Location**



The proposed project may not pertain to the entire highlighted project site.

**Public Hearing Information**

Meeting: City Council  
Date: November 5, 2008  
Time: 1:00 P.M.  
Location: City Council Chambers  
400 Stewart Avenue  
Las Vegas, Nevada

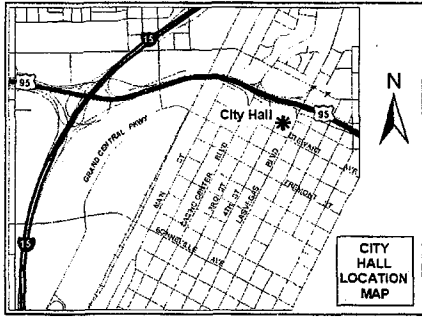
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Submitted at City Council

Date 11/5/08 Item 103

City of Las Vegas  
Office Of The City Clerk  
400 Stewart Avenue  
Las Vegas, Nevada 89101

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**VAR-29014**

City Council Meeting of 11/5/2008

Nicholas Fione.  
Stephanie Davidson  
7821 Dana Point Ct

N. Fione  
11/3/08

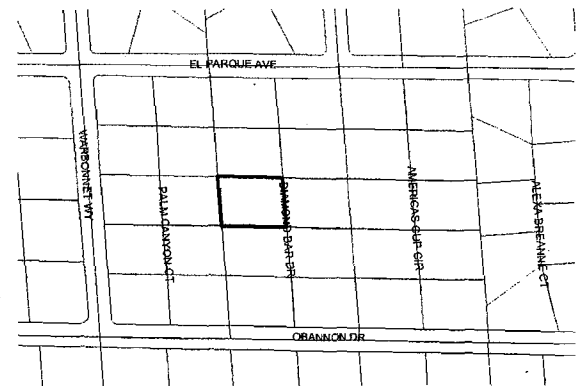
NOV 11 2008



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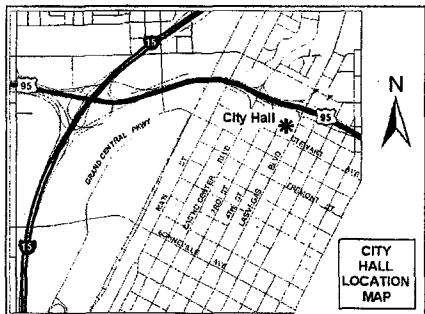
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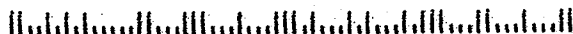
Please use available blank space on card for your comments.

**VAR-29014**

City Council Meeting of 11/5/2008

*Dale Gibbons*  
*2244 Diamond Bar*  
*Her*  
*11/3/08*

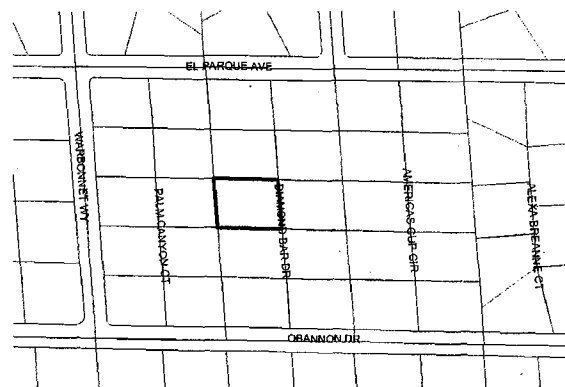
4400311 45117



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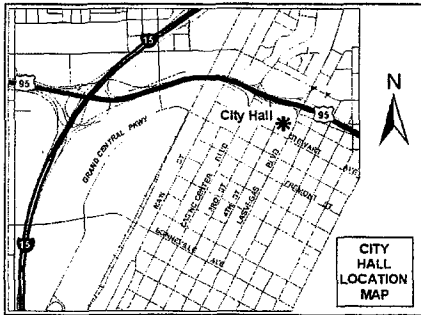
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I SUPPORT  
this Request



I OPPOSE  
this Request

Please use available blank space on card for your comments.

**VAR-29014**

City Council Meeting of 11/5/2008

*Debra Theet*  
*2030 Diamond Bar*  
*LAS VEGAS, NV 89117*

*Debra Theet*  
*11-3-08*

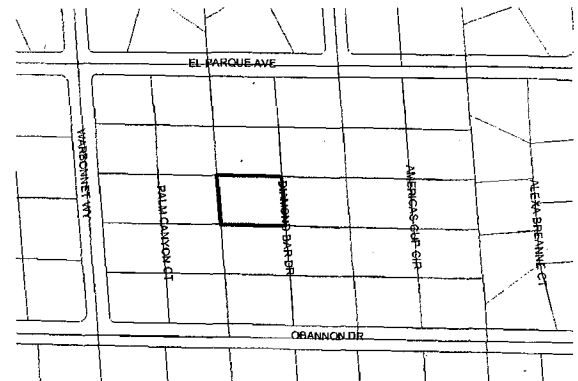
HAUSD11 89117



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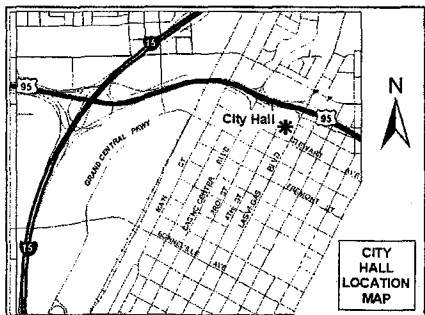
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☒ I OPPOSE  
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**VAR-29014**

City Council Meeting of 11/5/2008

7821 DANA POINT  
11/3/08  
*[Signature]*

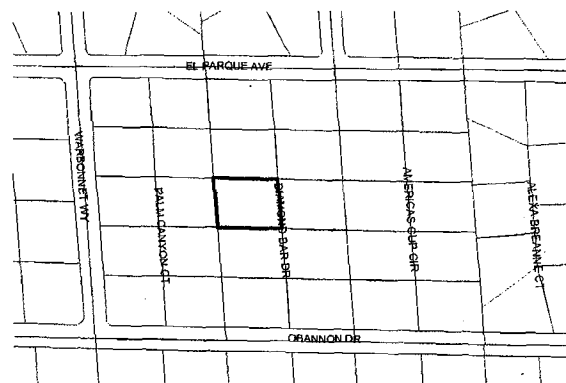
HA0511 55117



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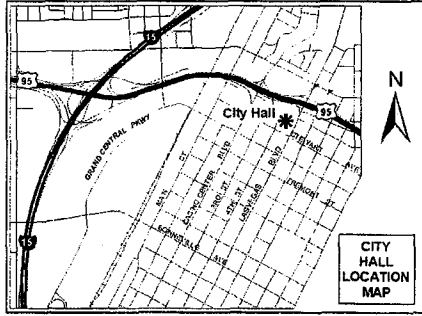
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this Request

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**VAR-29014**

City Council Meeting of 11/5/2008

*Michael Pierce*  
7881 Dunn Pt Ct  
Nov. 2-08  
*[Signature]*

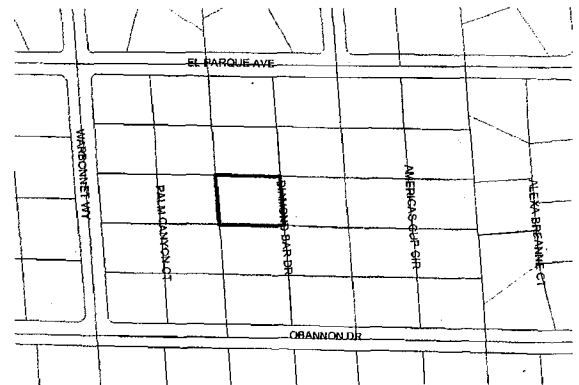
H4VDS11 5S117



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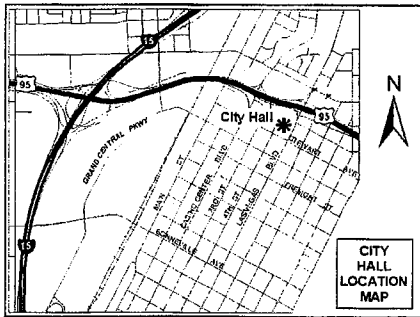
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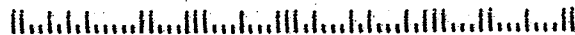
Please use available blank space on card for your comments.

**VAR-29014**

City Council Meeting of 11/5/2008

ALAN & CHRISTINA FEDERICO  
2121 AMERICAS CUP CIRCLE  
LAS VEGAS, NV 89117

NOV 5 11 59 11 7



**Application Information**

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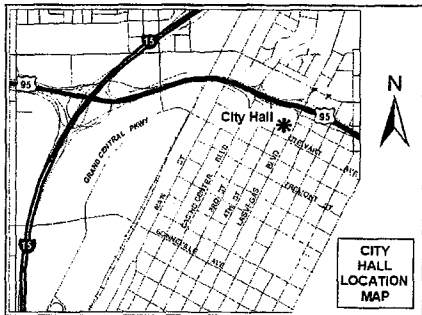
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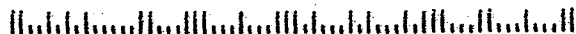
**VAR-29014**

City Council Meeting of 11/5/2008

RUTH RYAN  
2200 DIAMOND BAR  
LAS VEGAS, NV  
89117

*Autumns 11/3/08*

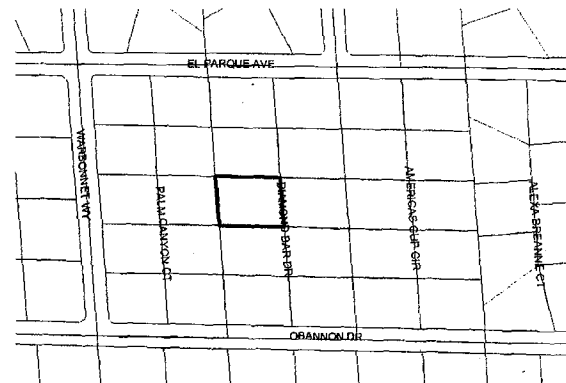
89117 5111



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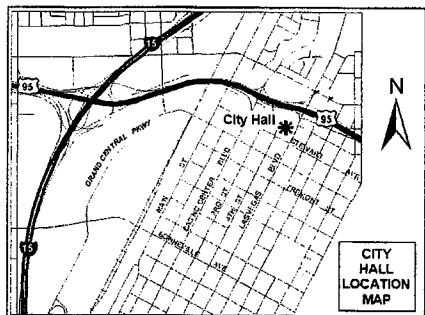
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this Request

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**VAR-29014**

City Council Meeting of 11/5/2008

Henry F. Taylor  
2001 Palm Canyon Ct  
Las Vegas, NV.  
89117

*[Handwritten signature]*

HAUSD 11 89117



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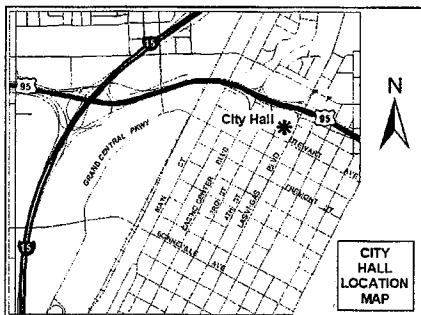
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Office Of The City Clerk  
400 Stewart Avenue  
Las Vegas, Nevada 89101

**Return Service Requested**  
**Official Notice of Public Hearing**



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☐ I SUPPORT  
this Request

☒ I OPPOSE  
this Request

Please use available blank space on card for your comments.

**VAR-29014**

City Council Meeting of 11/5/2008

Sand Travel LLC  
David Fields  
7901 OBannon Dr  
L.V. Nev 89117

*David Fields*  
Oct, 03, 2008

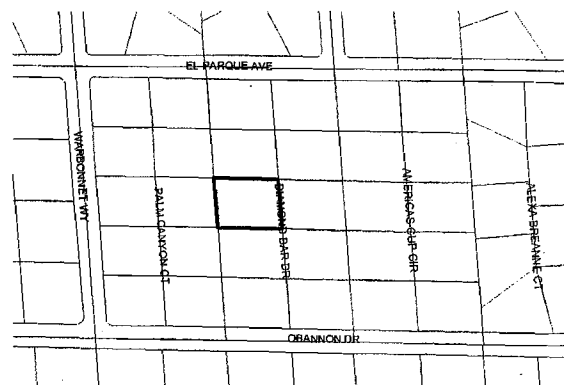
VAR29014 89117



**Application Information**

VAR-29014 - APPLICANT/OWNER: MICHAEL FEDERICO -  
Appeal from the Denial by the Planning Commission on a Request  
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WHERE 30 FEET IS REQUIRED FOR A PROPOSED GARAGE  
ADDITION on 0.48 acres at 2061 Diamond Bar Drive (APN 163-04-  
715-003), R-E (Residence Estates) Zone, Ward 2 (Wolfson)

**Application Location**



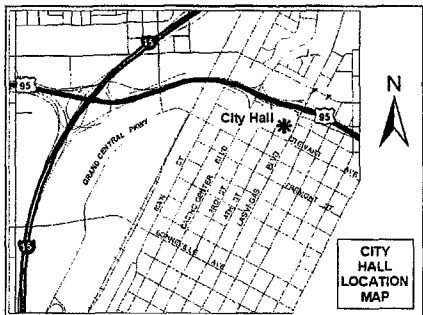
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**Meeting:** City Council  
**Date:** November 5, 2008  
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**VAR-29014**

City Council Meeting of 11/5/2008

CHRISTINE CIAGLIA  
2131 DIAMOND BAR DR  
LAS VEGAS, NV  
89117

*Christine Ciaglia*  
11/4/08

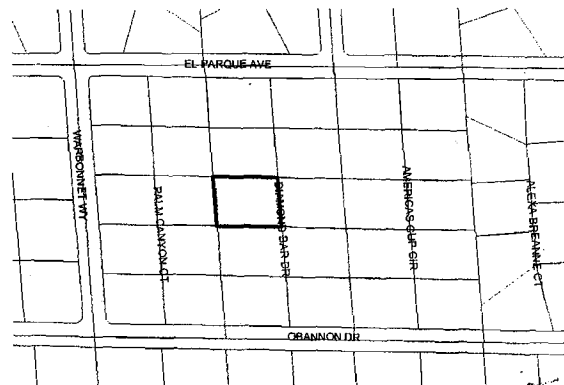
89117 11/05/08

11/05/08 11/05/08

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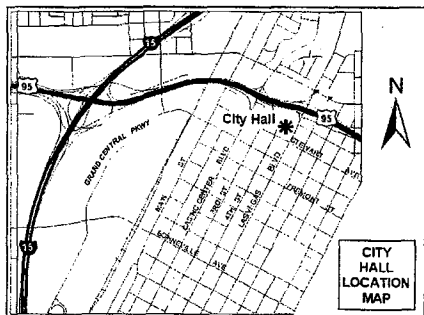


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**VAR-29014**

City Council Meeting of 11/5/2008

*Anthony & Eric Seestruk*  
*2100 American Ave. N*  
*Las Vegas, NV 89117*  
*Anthony Seestruk*

NOV 5 11 59 11 7



**Application Information**

VAR-29014 - APPLICANT/OWNER: MICHAEL FEDERICO -  
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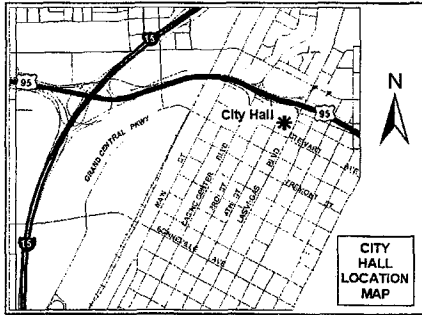


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**VAR-29014**

City Council Meeting of 11/5/2008

Teria Tribett  
Jed Tribett  
7890 Dana Point Ct.  
LV NV 89117  
for Tribett  
11-3-08  
Jen Tribett  
11-3-08

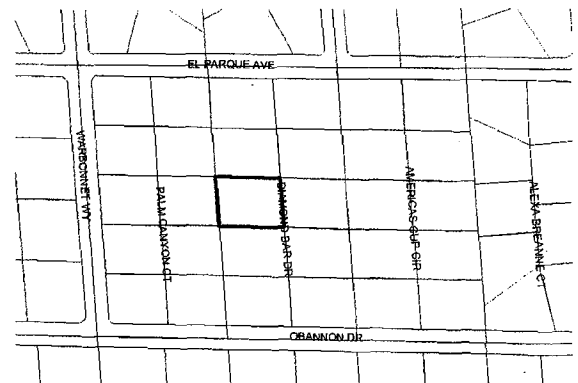
HA00511 55117



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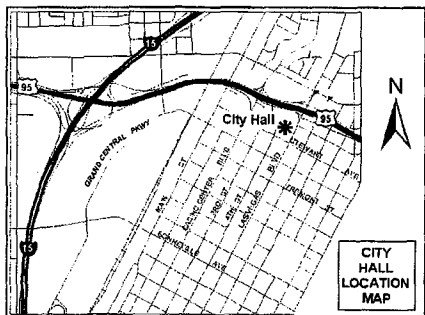
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I SUPPORT  
this Request



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**VAR-29014**

City Council Meeting of 11/5/2008

*Helene Miller*  
*2131 Palm Canyon*  
*89117*

*Hebe Miller*  
*11/3/08*

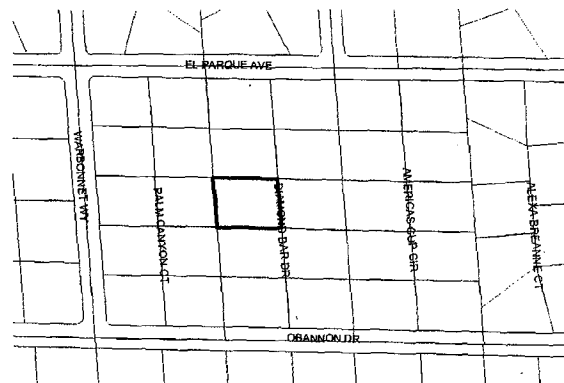
HAUSD 11 89117



**Application Information**

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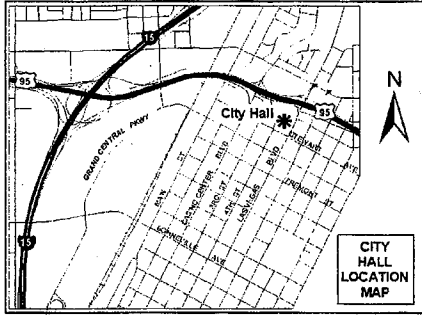
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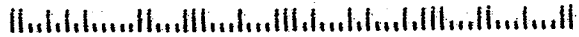
Please use available blank space on card for your comments.

**VAR-29014**

City Council Meeting of 11/5/2008

*George Tise*  
*2061 Palm Cyn Ct*  
*LV, NV 89117*  
*11-03-08*  
*[Signature]*

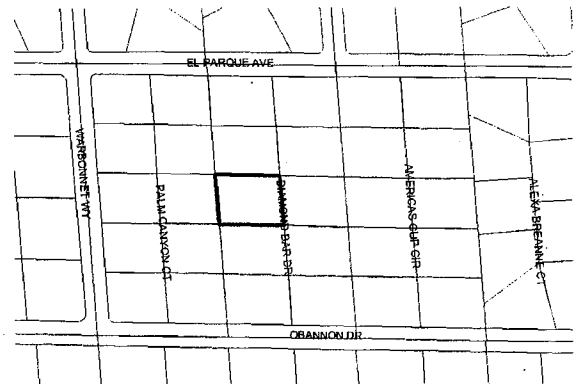
HAUSD 11 45117



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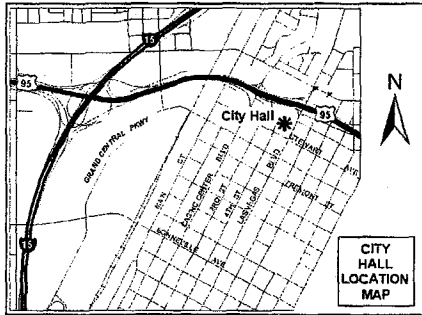


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**VAR-29014**

City Council Meeting of 11/5/2008

Karen Caporici  
2031 Palm Canyon Ct  
LV NV 89117  
11/3/08  
Karen

NOV 11 2008

11/11/08

**Application Information**

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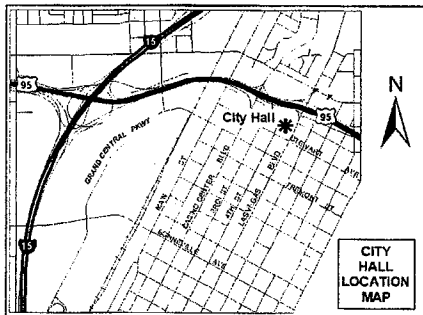
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I SUPPORT  
this Request



I OPPOSE  
this Request

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**VAR-29014**

City Council Meeting of 11/5/2008

*Benjamin & Rita Hart*  
*1970 S. Miller LN*  
*Las Vegas, NV*  
*89117-1913*

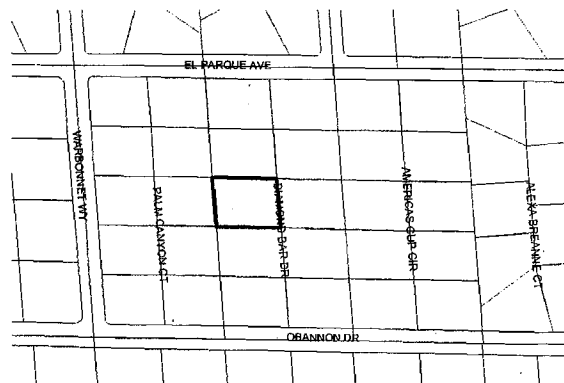
HA0511 49117



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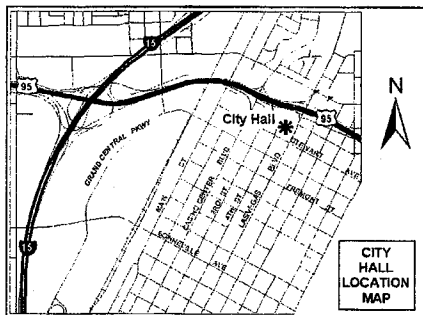
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**VAR-29014**

City Council Meeting of 11/5/2008

BCKO TRUST  
Bill & Celeste Downey  
2100 DIAMOND BAR DR.  
LAS VEGAS, NV 89117

*Celeste Downey*  
11/4/08

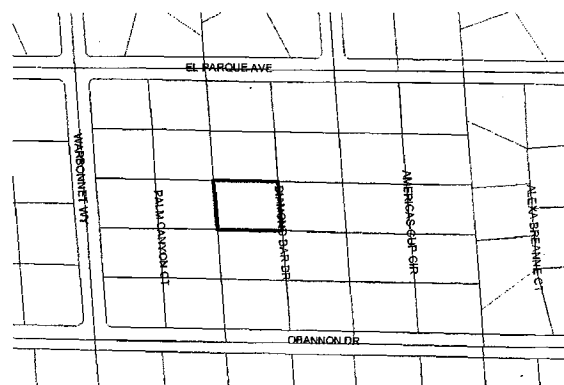
HA0511 23117



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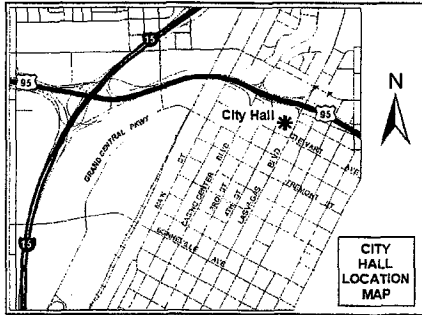


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**VAR-29014**

City Council Meeting of 11/5/2008

Ed DiBiase

11/4/08

Shirley Wall  
2101 Diamond Bar  
Las Vegas, NV  
89117

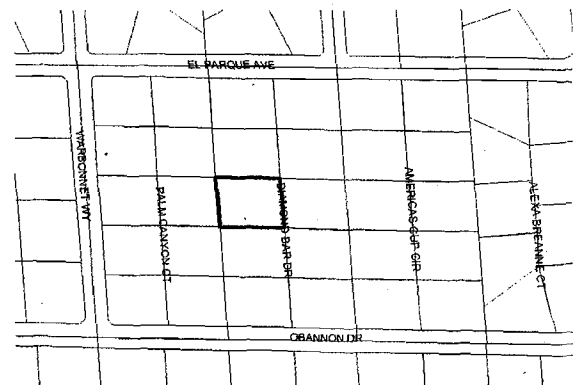
HAUSD11 89117

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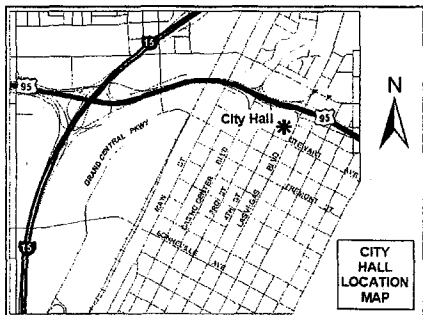
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**VAR-29014**

City Council Meeting of 11/5/2008

240-4520

CHRIS CIAGLIA

HADES11 89117

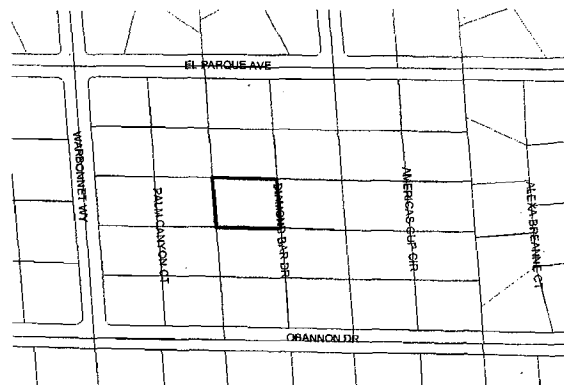
MARCO BENVENUTI  
2230 DIAMOND BAR  
89117 LAS VEGAS

*More Benvenuti*

**Application Information**

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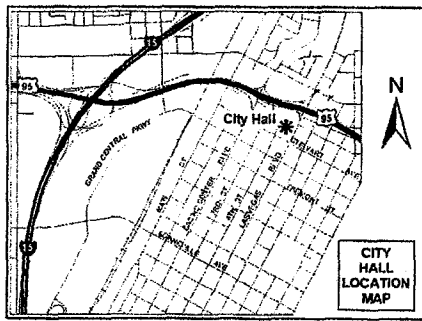
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**VAR-29014**

City Council Meeting of 11/5/2008

*Lou L Comstock*  
*1870 S. Miller Ln.*  
*89117*

HAUS11 89117

|||||

### Application Information

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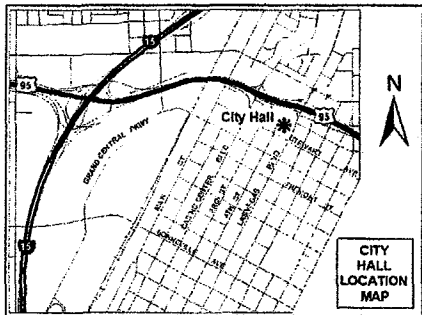
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Keri DeMattia - 1940 Ski Slope Cir

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City Council Meeting of 11/5/2008

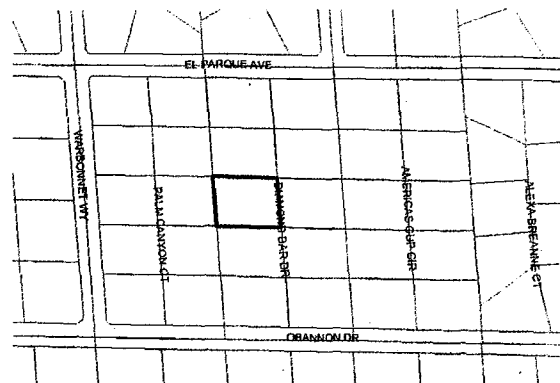
HA00311 53117



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Submitted at City Council  
Date 11/5/08 Item 103









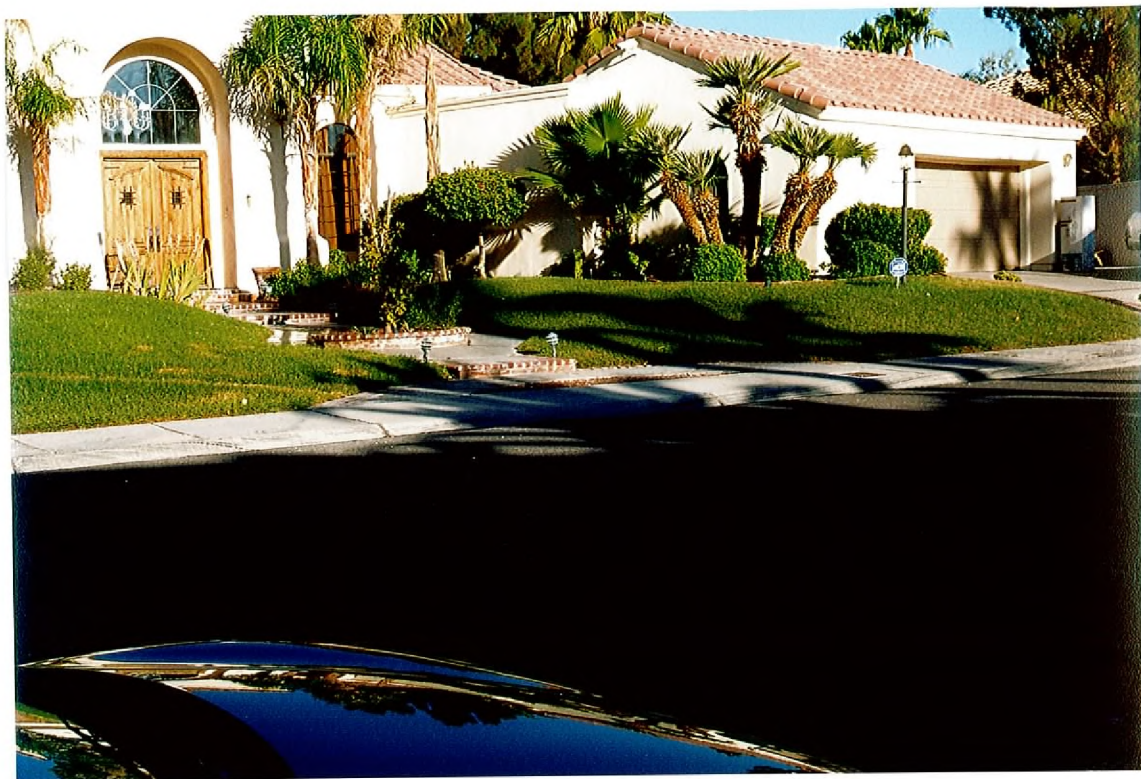








6





# WHY VAR-29014 SHOULD BE DENIED

8/28/08 10:42 AM

## WHY VAR-29014 SHOULD BE DENIED

1. IT WOULD RUIN THE OVERALL SPACIOUS CLEAN LOOK OF THIS ESTABLISHED ALL CUSTOM HOMES NEIGHBORHOOD. HOMES IN THIS AREA RANGE FROM HALF-2 ACRE LOT SIZES. THEY ARE OLDER HOMES BUT THEY HAVE BEEN VERY WELL MAINTAINED.
2. AN ADDITION OF A 2-CAR GARAGE WOULD RUIN THE VERY PRIVATE FEELING THAT YOU GET FROM LIVING IN THIS NEIGHBORHOOD. CURRENTLY THE NEIGHBORHOOD IS SET UP AS FOLLOWS; HOME-GARAGE-HOME GARAGE ETC. MANY OF THE HOMES HERE HAVE 2-3 CAR GARAGES. MANY HAVE VERY LARGE DRIVEWAYS OR SET BACKS.
3. ADDING A 2-GARAGE TO A HOUSE THAT ALREADY HAS AN EXISTING 2-CAR GARAGE WOULD MAKE IT VERY DIFFICULT TO BACK OUT OF ONE'S DRIVEWAY. THIS WOULD CREATE A SAFETY ISSUE THAT NEVER EXISTED BEFORE. AT LEAST THREE DRIVEWAYS WOULD BE NOW CONVERGING TO THE MAIN STREET AREA. PLEASE SEE ATTACHED PHOTOS
4. THE CURRENT FINANCIAL (DOWNWARD SPIRAL AND FORECLOSURES) CONDITIONS THAT EXIST NATIONWIDE IN THE REAL ESTATE INDUSTRY NOW MORE THAN EVER DICTATE THAT ANY PROSPECTIVE CHANGES MADE TO AN EXISTING NEIGHBORHOOD BE CAUTIOUSLY REVIEWED BECAUSE IT COULD POSE A POSSIBLE DETERRENT TO A PROSPECTIVE BUYER LATER ON.
5. ASK ANY REALTOR WHAT SELLS A PROPERTY? THE ANSWER WILL BE "LOCATION, LOCATION. LOCATION...." ALONG WITH LOCATION IS HOW DO THE OTHER HOMES IN THE AREA COMPARE IN REGARDS TO LANDSCAPE, CURB APPEAL, ETC. IF YOU WERE TO DRIVE THIS NEIGHBORHOOD AND OTHER STREETS IN A TWO-FIVE MILE RADIUS YOU WILL NOT SEE ANYTHING THAT EXISTS THAT WAS AN ADDITION TO CURRENT PROPERTY AS REQUESTED IN VARIANCE #29014

6. IN CONCLUSION, ALTHOUGH SOME IMPROVEMENTS ARE AN ENHANCEMENT NOT ONLY FOR THE PERSON MAKING THE CHANGES, BUT ALSO FOR THE ENTIRE COMMUNITY, IN THIS INSTANCE THAT IS NOT THE CASE. THEREFORE, WE RESPECTFULLY REQUEST THAT VARIANCE #29014 BE DENIED.

PLEASE SEE ATTACHMENTS 1-6

1. VIEW FROM 2131 DIAMOND BAR DRIVE LOOKING NORTH ON DIAMOND BAR FROM THE CORNER OF O'BANNON AND DIAMOND BAR TOWARD THE END OF THE CUL-DE-SAC

2. VIEW (TOP PICTURE) IS 2131 DIAMOND BAR DRIVE SHOWING GARAGES AND THEIR SET BACK  
VIEW (BOTTOM PICTURE) 2100 DIAMOND BAR DRIVE SHOWING GARAGES

3. VIEW (TOP PICTURE) 2060 DIAMOND BAR DRIVE SHOWING DRIVEWAY, GARAGES IN BACK  
VIEW (BOTTOM PICTURE) 2130 DIAMOND BAR DRIVE VIEW OF GARAGES AND DRIVEWAY

4. VIEW OF 2000 DIAMOND BAR DRIVE VIEW OF GARAGES AND DRIVEWAY

5. VIEW OF 2061 DIAMOND BAR DRIVE (HOUSE FOR WHICH VARIANCE #29014 IS BEING SOUGHT). VIEW SHOWING INTENDED SIGHT OF ADDITIONAL 2-CAR GARAGE  
VIEW OF 2100 DIAMOND BAR DRIVE LOOKING TOWARD 2101 DIAMOND BAR DRIVE SHOWING CURRENT CONFIGURATION WHICH WILL BE ALTERED SO THAT NEW DRIVE WAY OF 2061 DIAMOND BAR DRIVE WILL CONVERGES WITH 2100 DIAMOND BAR DRIVEWAY. THIS WILL GROSSLY ALTER THE CHARACTER OF THE STREET AS WELL AS ELIMINATING EXISTING LANDSCAPE GIVING THE BLOCK A GROSSLY MORE INDUSTRIAL LANDSCAPE. SUCH AN INDUSTRIAL LANDSCAPE IS NOT IN KEEPING WITH CURRENT LOVELY SUBURBAN SETTING.

6. VIEW OF 2061 DIAMOND BAR DRIVE SHOWING EXISTING 2 CAR GARAGE AND DRIVEWAY WHICH CLEARLY DOES NOT IMPEDE THE FLOW OF TRAFFIC AND WHICH IS IN KEEPING WITH THE CHARACTER OF THE NEIGHBORHOOD.

**GLVAR** Single Family Residential **Ownership** **SFR** **08/29/08 08:33 PM**  
**ML#** 802752 **Offc** LIBR02 **PubID** 201086 **Status** ER **Area** 502 **L/Price** \$1,095,000  
**Address** 2061 /DIAMOND BAR DR **Unit** **Bldg #** **LP/SqFt** \$262  
**TaxDistrict** LAS VEGAS CITY **Bldr/Manf** **Mod** **Condo Conversion** **Zip** 89117  
**County** CLARK **Parcel#** 163-04-715-003 **Zoning** SINGLE **Studio** **YrBuilt** 1990 /RE  
**Community** NONE **Subdiv** PALISADES EST PHASE 2 **Subdiv#** 3633 **LandUse** 110  
**Assoc/Comm Features Des** CCRS  
**Elem K-2** DERF **Elem 3-5** DERF **YrRnd** Y **Junior** JOHN Highsch **BNZA** **MetroMap** 52 -F2  
**PROPERTY INFORMATION** **#Baths** FB 3/4 **HB** Tot 4  
**Bldg Desc** 1STORY **Prop Desc** CUSTOM /CASITA /GUESTHS **#Beds** 4 **#Der/Oth** 0 **#Loft** 0  
**Roof** TILE **Type** DETACHED **Unit Desc** **Parking Desc**  
**Garage** 2 /ATTACHD /STORAGE **Conv** N **Carport** 0  
**Appx SF** 4,183 **Lot SqFt** 21,082 **#Acres +/-** 0.480 **Lot Desc** 1/4-1AC /RV/BOAT /CULDSAC  
**Add Liv Area Sqft** **Manufactured** **Length** **Width** **Convert Real Prop** **MH-YrBlt**  
**PvSpa** Y /OUTDOOR /WTRFAL **PvPool** Y /BEACH/HEATED /WATRFL **Pool Size +/-** 16 X37  
**Dir** Sahara west, to Buffalo north, Obannon west, to Diamond Bar North, House on Left.  
**Rem** Million Dollar area! Backyard Paradise, Huge Rock Waterfall with Pebble-Tech Pool. Grand Entry, Vaulted Wood Ceilings. Marble thruout, Cherry Cabinets. Elegant Drapery-Play Consider Furnishings. Faux Paint- Hard Wood floors in Office w/ Built Bookcases. Entertainer's Delight. OWC-Lease/Option avail. Top of Line Video/surveillance security  
**Ag/Ag** This Home will not disappoint! Very Elegant. Call for terms on the OWC or Lease Opt. Please Call to Show Anytime with 20 mins. notice.  
**Rem** Casita in back is not permitted at this point but have plans for extra bath and additional 2-car garage. sqft currently 4350 with casita  
**Loft Dim 1st Floor** **Loft Dim 2nd Floor** **Loft Descr**  
**Liv Rm** 25x18 **CATVLT /FORMAL** **2ndBd:** 16x12 **W/BATH /TV CAB /CEILFN**  
**Fam Rm** 20x20 **SEPFAM** **3rdBd:** 17x13 **CEILFN /W/BATH /TV CAB**  
**Grt Rm** 25x18 **Grt Rm** Y /CATVLT **4thBd:** 24x12  
**Din Rm** 15x16 **FORMAL** **5thBd:**  
**Kitchen** **BRKBAR /CUSCAB /GRDNWD /MRBCTP /MRBSTN** **Bed On** Y **Ba On** Y **Ba On Desc.** F  
**MBR** 22x17 **CEILFN /WICLOS** **Den Dim:** **Loft Dim:**  
**MB Bath** **DBLSNK /TUBJET** **Furnished Desc** NOFURN  
**Refrg** Y **Dispos** Y **Dishw** Y **Washer Inc** Y **Dryer Inc** Y **Constructn** FRMSTUC  
**Oth Appliances** CENTVAC **DryerUtil** G **Location** ROOM  
**Interior** ALARM/O /INTERCM /WNDWCOV /DRAPES **Oven Desc** BLTINE/DBLOWNE/ COKTOPG  
**Firepl** 1 /GAS **Firepl Loc** FAMILY /GRTRM **Flooring** MARBLE /CARPET  
**Fence** BF /BLOCK **Miscel** HPP  
**House Face** E **House Views**  
**Exterior** BYARDAC /DOGRUN /CVPATIO /PRIVYRD  
**Landscap** DESERT /LAWNFR /LAWNRR /ROCK /WTRSCAP  
**Heat Sys** CENTRAL **Ht Fuel** GAS **Water** PUBLIC  
**Cool Sys** CENTRAL **CL Fuel** ELEC **Grd Mounted** Y **Sewer** PUBLIC  
**Util Inf** Satellite Dish **Energy**

**FINANCIAL & LISTING OFFICE INFORMATION**

**Assoc Fee** N **Assoc Name** **Assoc Ph** **Master Plan Fee** \$ 0  
**Assoc Fee 1** **Assoc Fee 2** **Assessmt** N **Assessment Amt**  
**Assoc Fee Includes** **SID/LID?** N **SID/LID Bal** **SID/LID Ann**  
**Earn Dep** \$ 20,000 **Ann Tax** \$5,410 **Court App** N **Short Sale** N **Foreclo** N **Repo/REO** N **Litig/Typ** n  
**Finance Consid** LSEOPT /CONY /OWC /AITD **NOO** **Rent** **Poss** **COE**  
**L/Agent** Sylvia Ferenczik **L/A Ph** [REDACTED] **REALTOR** Y **Lockbox** N  
**Office** Liberty Realty **OffcPh** [REDACTED] **CoOp** 3.000% **Flat Fee** **Bonus SO** N  
**Fax #** [REDACTED] **Email** **Vr** N **Ex** N  
**Resident** Mike or Sylvia **Res Ph** [REDACTED] **Virtual Tour** **OwnLic** R  
**Showing** APPTLA **Occup** OWN **Power** ON **List Date** 02/23/08  
**ComboLB** **GateCode** **WD** **Exp Date**

**CONTINGENT/PENDING/ SOLD INFORMATION**

**Contr/Date** **EstClo/Date** **Buyers Agt Public ID** **Orig L Price** \$ 1,199,000  
**Sold Terms** **ActClo/Date** **Buyer Broker** **Sale Price**  
**Sellers Contrib** **Days On Market** **SP/SqFt**  
**Ownr Carry** **Prop Condition** **Days Listing to Close** **COOM** 187  
**Presented by:** Office Name: Realty ONE Group, Inc Agent: [REDACTED]



**GLVAR** Single Family Residential Ownership SFR 11/05/08 10:23 AM  
 ML# 802752 Offc LIBR02 PubID 201086 Status W U Area 502 L/Price \$ 1,095,000  
 Address 2061 /DIAMOND BAR DR Unit Bldg # LP/Sqft \$262  
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 Community NONE Subdiv PALISADES EST PHASE 2 Subdiv# 3633 LandUse 110  
 Assoc/Comm Features Des CCRS  
 Elem K-2 DERF Elem 3-5 DERF YrRnd Y Junior JOHN Highsch BNZA MetroMap 52 -F2

**PROPERTY INFORMATION**  
 Bldg Desc 1STORY Prop Desc CUSTOM /CASITA /GUESTHS #Baths FB 3/4 HB Tot  
 Roof TILE Type DETACHED Unit Desc #Bedrms 5 #Den/Oth 0 #Loft 0  
 Garage 2 /ATTACHD /STORAGE Conv N Carport 0 Parking Desc  
 Appx SF 4,183 Lot Sqft 21,082 #Acres +/- 0.480 Lot Desc 1/4-1AC /RV/BOAT / CULDSAC  
 Add Liv Area Sqft Manufactured Length Width Convert Real Prop MH-YrBlt  
 PvSpa Y /OUTDOOR /WTRFAL PvPool Y /BEACH/HEATED /WATRFAL Pool Size +/- 16 X37  
 Dir Sahara west, to Buffalo north, Obannon west, to Diamond Bar North, House on Left.

Rem Million Dollar area! Backyard Paradise, Huge Rock Waterfall- Pebble-Tech Pool, Grand Entry, Vaulted Wood Ceilings, Marble thruout, Cherry Cabinets, Elegant Drapery-May Consider Furnishings, Faux Paint- Hard Wood floors in Office w/ built Bookcases, Entertainer's Delight, OWC-Lease/Option avail. Video & Security ! Agent & Owner Related

Ag/Ag This Home will not disappoint! Very Elegant, Call for terms on the OWC or Lease Opt. Please Call to Show Anytime with 20 mins. notice.  
 Rem Castle with bath near complete additional 250Sqft sqft currently 4430 with casita and bath addition. Owner related to Agent

|                                                   |                                       |             |                |                         |                        |
|---------------------------------------------------|---------------------------------------|-------------|----------------|-------------------------|------------------------|
| Loft Dim 1st Floor                                | Loft Dim 2nd Floor                    | Loft Desc   | 2ndBd:         | 16x12                   | W/BATH /TV CAB /CEILFN |
| Liv Rm 25x18                                      | CATVLT /FORMAL                        |             | 3rdBd:         | 17x13                   | CEILFN /W/BATH /TV CAB |
| Fam Rm 20x20                                      | SEPFAM                                |             | 4thBd:         | 24x12                   |                        |
| Grt Rm 25x18                                      | Grt Rm Y /CATVLT                      |             | 5thBd:         | 12x10                   | CEILFN                 |
| Din Rm 15x16                                      | FORMAL                                |             | Bed Dn         | Y                       | Ba Dn Y Ba Dn Desc. F  |
| Kitchen                                           | BRKBR /CUSCAB /GRDNWD /MRBCTP /MRBSTN |             | Den Dim:       | Loft Dim:               |                        |
| MBR 22x17                                         | CEILFN /WICLOS                        |             | Furnished Desc | NOFURN                  |                        |
| MB Bath                                           | DBLSNK /TUBJET                        |             | Constructn     | FRMSTUC                 |                        |
| Refrg Y Dispos Y Dishw Y Washer Inc Y Dryer Inc Y |                                       |             | DryerUtil      | G Location              | ROOM                   |
| Oth Appliances                                    | CENTVAC                               |             | Oven Desc      | BLTINE/DBLOYNE/ COKTOPG |                        |
| Interior                                          | ALARM/O /INTERCM /WNOWCOV /DRAPE      |             | Flooring       | MARBLE /CARPET          |                        |
| Firepl 2 /GAS                                     | Firepl Loc FAMILY /GRTRM              |             | Equest         | NONE                    |                        |
| Fence                                             | BF /BLOCK                             |             | Miscel         | HPP                     |                        |
| House Face                                        | E House Views                         |             |                |                         |                        |
| Exterior                                          | BYARDAC /DOGRUN /CVPATIO /PRIVYRD     |             |                |                         |                        |
| Landscap                                          | DESERT /LAWNFR /LAWNRR /ROCK /WTRSCAP |             |                |                         |                        |
| Heat Sys                                          | CENTRAL                               | Ht Fuel     | GAS            | Water                   | PUBLIC                 |
| Cool Sys                                          | CENTRAL                               | Cl Fuel     | ELEC           | Sewer                   | PUBLIC                 |
| Util Inf                                          | Satellite Dish                        | Grd Mounted | Y              | Energy                  |                        |

#### FINANCIAL & LISTING OFFICE INFORMATION

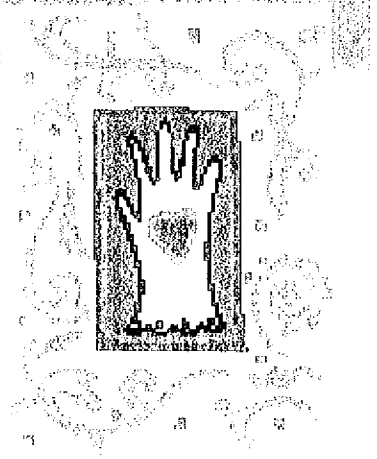
|                    |                         |             |              |                |                    |
|--------------------|-------------------------|-------------|--------------|----------------|--------------------|
| Assoc Fee          | N                       | Assoc Name  | Assoc Ph     | Most Plan Fee  | \$ 0               |
| Assoc Fee 1        |                         | Assoc Fee 2 | Assessmt     | Assessment Amt |                    |
| Assoc Fee Includes |                         | SID/LID?    | N            | SID/LID Bal    | SID/LID Ann        |
| Earn Dep \$ 20,000 | Ann Tax \$5,410         | Court App   | N            | Short Sale     | N Foreclo          |
| Finance Consid     | LSEOPT /CONV /OWC /AITD | NOD         | Rent         | Pos            | COE                |
| L/Agent            | Sylvia Ferenczik        | L/A Ph      | 702-321-8669 | REALTOR        | Y Lockbox          |
| Office             | Liberty Realty          | OffcPh      | 702-988-1000 | CoOp           | 3.000% Flat Fee    |
| Fax #              | 702-920-8923            | Email       |              | Bonus          | SO N               |
| Resident           | Mike or Sylvia          | Res Ph      | 702-243-3969 | VirtualTour    |                    |
| Showing            | APPTLA                  | Occup       | OWN          | Power          | ON                 |
|                    |                         | GateCode    | WD           | 10/29/08       | List Date 02/23/08 |
|                    |                         | CombolB     |              | Exp Date       |                    |

#### CONTINGENT/PENDING/SOLD INFORMATION

|                 |                                         |                       |               |              |
|-----------------|-----------------------------------------|-----------------------|---------------|--------------|
| Contr/Date      | EstClo/Date                             | Buyers Agt Public ID  | Orig L.Price  | \$ 1,199,000 |
| Sold Terms      | ActClo/Date                             | Buyer Broker          | Sale Price    |              |
| Sellers Contrib | Days On Market                          |                       | SP/Sqft       |              |
| OwnrCarry       | Prop Condition                          | Days Listing to Close | CDOM          | 237          |
| Presented by:   | Office Name: Prudential Americana Group | Agent:                | Robena Grippo |              |

GLVAR DEEMS INFORMATION RELIABLE BUT NOT GUARANTEED - IT IS A VIOLATION TO PROVIDE DETAIL PRINTOUTS TO A CUSTOMER/CLIENT

Sylvia Ferenczik-Federico  
Michael Federico  
2061 Diamond Bar Dr.  
Las Vegas NV 89117  
702-321-8669



August 12, 2008

We are applying for a variance to allow a 10 foot drive way and add an additional 2 car garage on the South portion of our lot. We dearly love this neighborhood and would love to stay with our growing family. As we are expecting our 3<sup>rd</sup> child , our 2 car garage is just too small.

We would appreciate any and all of your support.

Please help up in signing the attached letter showing your support.  
Kindly return the signed letter by Aug 26<sup>th</sup> 2008 by hand or drop in our mail box.

Thank you,

Sylvia Ferenczik-Federico  
A. Michael Federico

City of Las Vegas  
Office Of The City Clerk  
400 Stewart Avenue  
Las Vegas, Nevada 89101

**Return Service Requested**  
**Official Notice of Public Hearing**



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Office Of The City Clerk at the address listed above or fax this side of this card to (702) 382-4803. If you would like to contact your Council Representative, please call (702) 229-6405.



I SUPPORT  
this Request



I OPPOSE  
this Request

Please use available blank space on card for your comments.

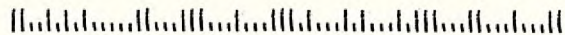
**VAR-29014**

City Council Meeting of 10/1/2008

*Council  
agm*

*item #13/20*

CAVDF11 25117



PRESORTED  
FIRST CLASS



02 1M  
0004239954  
\$ 00.394  
SEP 19 2008  
MAILED FROM ZIP CODE 89101

B C K O LIVING TRUST  
DOWNEY WILLIAM & CELESTE N TRS  
2100 DIAMOND BAR DR  
LAS VEGAS NV 89117-1952

VAR-29014 - APPLICANT/OWNER: MICHAEL FEDERICO -  
Appeal from the Denial by the Planning Commission on a Request  
for a Variance TO ALLOW A 10-FOOT FRONT YARD SETBACK  
WHERE 30 FEET IS REQUIRED FOR A PROPOSED GARAGE  
ADDITION on 0.48 acres at 2061 Diamond Bar Drive (APN 163-04-  
715-003), R-E (Residence Estates) Zone, Ward 2 (Wolfson)

*This garage will not look  
nice in our beautiful community.*

*Please see letter I wrote  
to the councilman.*

*William Downey mo*



The proposed project may not pertain to the entire highlighted project site.

**Public Hearing Information**

Meeting: City Council  
Date: **October 1, 2008**  
Time: 1:00 P.M.  
Location: City Council Chambers  
400 Stewart Avenue  
Las Vegas, Nevada

Any and all interested persons may appear and be heard at said meeting, or may, prior thereto, file written objections thereto or approvals thereof with the City Clerk, 1st Floor, City Hall, 400 Stewart Avenue, Las Vegas, Nevada, 89101. For further information, please call (702) 229-6311 (TDD 386-9108).

[illegible]

Plotted: 11/3/08