



November 2, 2006

LAS VEGAS CITY COUNCIL

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MAYOR

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MAYOR PRO TEM

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LOIS TARKANIAN
STEVEN D. ROSS

DOUGLAS A. SELBY
CITY MANAGER

First Street Properties, LLC
916 South Casino Center Boulevard
Las Vegas, Nevada 89101

RE: VAR-14345 - VARIANCE
CITY COUNCIL MEETING OF NOVEMBER 1, 2006
RELATED TO GPA-14325, ZON-14338, VAR-14342, VAR-14347,
SUP-14339 AND SDR-14349

Dear Applicant:

The City Council at a regular meeting held November 1, 2006 APPROVED the request for a Variance TO ALLOW LOT COVERAGE OF 56 PERCENT WHERE 50 PERCENT IS THE MAXIMUM ALLOWED IN CONJUNCTION WITH A PROPOSED MIXED-USE DEVELOPMENT on 2.05 acres at the northwest corner of Charleston Boulevard and 10th Street (APNs 139-34-810-101 through 105, 074, and 075; and 139-34-812-003), R-4 (High Density Residential) Zone, P-R (Professional Office and Parking) Zone and C-1 (Limited Commercial) Zone [PROPOSED: C-1 (Limited Commercial) Zone]. The Notice of Final Action was filed with the Las Vegas City Clerk on November 2, 2006. This approval is subject to:

Planning and Development

1. Conformance to the Conditions for General Plan Amendment (GPA-14325), Rezoning (ZON-14338), Variance (VAR-14342), Variance (VAR-14347), Special Use Permit (SUP-14339), Vacation (VAC-12884) and Site Development Plan Review (SDR-14349) if approved.
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,

A handwritten signature in black ink, appearing to read "Ydoleena Yturralde".

Ydoleena Yturralde
Deputy City Clerk II for
Barbara Jo Ronemus, City Clerk

CITY OF LAS VEGAS
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LAS VEGAS, NEVADA 89101

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18112-001-06-05
CLV 7009

cc: See Attached List

EOT-31563
12-17-08 CC

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

Ms. Glenda Shaw
Casino Center Properties
916 South Casino Center Boulevard
Las Vegas, Nevada 89101

Mr. David Clapsaddle
GC Garcia, Inc.
1711 Whitney Mesa Drive, Suite #110
Henderson, Nevada 89014

EOT-31563
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