



January 19, 2007

Mr. Bruce Bilyeu
DFA, LLC
1611 West Bonanza
Las Vegas, Nevada 89106

RE: VAR-13900 - VARIANCE
CITY COUNCIL MEETING OF JANUARY 17, 2007
RELATED TO ZON-13896, SUP-13902, SUP-13903 AND SDR-13904

Dear Mr. Bilyeu:

The City Council at a regular meeting held January 17, 2007 APPROVED the request for a Variance TO ALLOW A FRONT YARD SETBACK OF 10 FEET WHERE 20 FEET IS REQUIRED, A CORNER SIDE YARD SETBACK OF 10 FEET WHERE 15 FEET IS REQUIRED, AND A REAR YARD SETBACK OF 11 INCHES WHERE 20 FEET IS REQUIRED on 2.61 acres at the southwest corner of Bonanza Road and Martin L. King Boulevard (APN 139-28-401-033), R-E (Residence Estates) Zone [PROPOSED: C-2 (General Commercial) Zone]. The Notice of Final Action was filed with the Las Vegas City Clerk on January 18, 2007. This approval is subject to:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-13896), Site Development Plan Review (SDR-13904), Special Use Permit (SUP-13902), and Special Use Permit (SUP-13903) 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,

A handwritten signature in black ink that reads "Angela Crolli".

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

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18112-001-06-05
CLV 7009

cc: See Attached List

EOT-33095
03-04-09 CC