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092188

May 3, 2007

Mr. Larry Weider
Mr. Douglas Simms
3354 Saddleback Court
Las Vegas, Nevada 89121

RE: VAR-18820 - VARIANCE
CITY COUNCIL MEETING OF F MARCH 21, 2007
RELATED TO GPA-18818, ZON-18819, SUP-18821, AND SDR-18822

Dear Messers Weider and Simms:

The City Council at a regular meeting held March 21, 2007 APPROVED the request for a Variance TO ALLOW A 72-FOOT HIGH BUILDING WHERE 35 FEET IS THE MAXIMUM HEIGHT ALLOWED on 7.49 acres adjacent to the east side of Tenaya Way, approximately 970 feet south of Craig Road (APN 138-03-701-021), O (Office) Zone [PROPOSED: R-4 (High Density Residential) Zone]. The Notice of Final Action was filed with the Las Vegas City Clerk on March 22, 2007. This approval is subject to:

Added Condition:

- A. Approval is for a Variance allowing 59 feet where 35 feet is the maximum allowed.

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-18819), Special Use Permit (SUP-18821) and Site Development Plan Review (SDR-18822) shall be required 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,

Angela Crolli
Deputy City Clerk II for
Beverly K. Bridges, CMC, Acting City Clerk

Margo Wheeler, AICP
Director
Planning and Development Department

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

Mr. Chris Dyka
3531 East Russell Road, Suite G
Las Vegas, Nevada 89120

EOT-33158
03-04-09 CC