

# PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

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July 13, 2007

Mr. Bruce Bilyeu  
DFA, LLC  
4141 South Arville Street  
Las Vegas, Nevada 89106

**RE: VAR-22723 - VARIANCE**

Dear Mr. Bilyeu:

Your request for a Variance TO ALLOW A WALL TO CONTAIN NO CONTRASTING MATERIAL WHERE TWENTY PERCENT CONTRASTING MATERIAL IS REQUIRED on 20.53 acres at the northeast corner of Bonanza Road and Clarkway Drive (APNs 139-28-302-013, 017-026, and 033), R-E (Residence-Estates) Zone under Resolution of Intent to C-2 (General Commercial) Zone, R-3 (Medium Density Residential) Zone under Resolution of Intent to C-2 (General Commercial) Zone, C-1 (Limited Commercial) Zone under Resolution of Intent to C-2 (General Commercial) Zone, Ward 5 (Barlow), was considered by the Planning Commission on July 12, 2007.

The Planning Commission voted to **APPROVE** your request, subject to the following:

### Planning and Development

1. Conformance to the conditions for Site Development Plan Review (SDR-22006) and Review of Condition (ROC-22207), 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.

Mayor  
Oscar B. Goodman

City Council  
Gary Reese  
(Mayor Pro Tem)  
Larry Brown  
Steve Wolfson  
Lois Tarkanian  
Steven D. Ross  
Ricki Y. Barlow

City Manager  
Douglas A. Selby



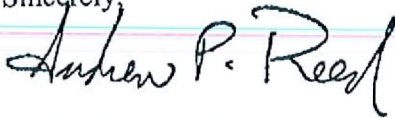
07101-001-06-07

**EOT-34971**  
**08/13/09 PC**

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This action by the Planning Commission on *July 12, 2007* is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision or there is a review action filed by the City Council within the same time period. The Notice of Final Action was filed with the Las Vegas City Clerk on *July 13, 2007*.

Sincerely,



Andrew P. Reed, Planning Supervisor  
Planning and Development Department  
~~Current Planning Division~~

AR:dm

cc: Mr. Bruce Bilyeu  
Don F. Ahern  
1611 West Bonanza Road  
Las Vegas, Nevada 89106

Ms. Kristen Neuman  
APTUS Architecture  
1200 South Fourth Street, Suite 206  
Las Vegas, Nevada 89104

**EOT-34971**  
**08/13/09 PC**