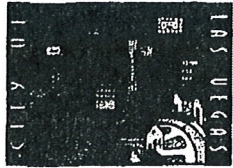


PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

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Comp Planning 229-6022
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065491

January 12, 2007

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

RE: VAR-18250 - VARIANCE

Dear Mr. Bilyeu:

Your Request for a Variance TO ALLOW A PROPOSED BUILDING TO BE FIVE FEET FROM THE CORNER SIDE PROPERTY LINE WHERE 15 FEET IS THE MINIMUM SETBACK 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], Ward 5 (Weekly), was considered by the Planning Commission on January 11, 2007.

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

1. Conformance to the conditions for Rezoning (ZON-13896), Special Use Permit (SUP-13902), Special Use Permit (SUP-13903), Variance (VAR-13900), and Site Development Plan Review (SDR-13904), 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.

This action by the Planning Commission on **January 11, 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 **January 12, 2007**.

Sincerely,

John Korkosz, Planning Supervisor
Planning and Development Department
Current Planning Division

JK:dm

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

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
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