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February 20, 2009

Mr. Bruce Bilyeu
Ahern Carolyn L 1998 SEP
1611 West Bonanza Road
Las Vegas, Nevada 89106

RE: VAR-29881 - VARIANCE
CITY COUNCIL MEETING OF FEBRUARY 18, 2009
RELATED TO GPA-29877, ZON-29878, AND SDR-29879

Dear Mr. Bilyeu:

The City Council at a regular meeting held February 18, 2009 APPROVED the request for a Variance TO ALLOW A 13-FOOT SETBACK ALONG THE EAST PROPERTY LINE WHERE 20 FEET IS REQUIRED on 1.66 acres on the east side of Oso Blanca Road, approximately 850 feet north of Kyle Canyon Road (APN 126-01-601-016), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] [PROPOSED: C-2 (General Commercial)]. The Notice of Final Action was filed with the Las Vegas City Clerk on February 19, 2009. This approval is subject to:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-29879) 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,

Gabriela Portillo-Brenner
Deputy City Clerk II for
Beverly K. Bridges, CMC, City Clerk

cc: Ms. Kristen Neuman
APTUS Architecture
1200 South 4th Street, Suite #206
Las Vegas, Nevada 89104

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JAN 13 2010

City of Las Vegas

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