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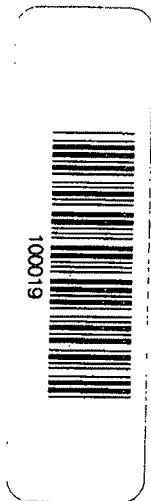
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February 20, 2009

Mr. Alex Castoverde
O&A Properties
2212 Plaza Del Puerto
Las Vegas, Nevada 89102

RE: VAR-32448 - VARIANCE
CITY COUNCIL MEETING OF FEBRUARY 18, 2009
RELATED TO SDR-32447

Dear Mr. Castoverde:

The City Council at a regular meeting held February 18, 2009 APPROVED the request for a Variance TO ALLOW A BUILDING SETBACK OF 43 FEET WHERE RESIDENTIAL ADJACENCY STANDARDS REQUIRE 96 FEET; A FIVE-FOOT FRONT YARD SETBACK WHERE 25 FEET IS REQUIRED; AND A SEVEN-FOOT CORNER SIDE SETBACK WHERE 15 FEET IS REQUIRED on 0.16 acres at 1141 South Maryland Parkway (APN 162-02-115-134), C-D (Designed Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on February 19, 2009. This approval is subject to:

Planning & Development

1. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-32447) 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: Mr. David Ellertsen
JAWA Studio
103 East Charleston Boulevard
Las Vegas, Nevada 89104

EOT-40994