



September 3, 2010

LAS VEGAS CITY COUNCIL

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MAYOR PRO TEM

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STAVROS S. ANTHONY

ELIZABETH N. FRETWELL
CITY MANAGER

Ms. Judith Pena
5010 Norburn Drive
Reno, Nevada 89122

RE: VAR-37976 – VARIANCE
CITY COUNCIL MEETING OF SEPTEMBER 1, 2010
RELATED TO GPA-37567, ZON-37568, VAR-37570 AND SDR-37569

Dear Ms. Pena:

The City Council at a regular meeting held September 1, 2010, APPROVED the request for a Variance TO ALLOW A FOUR-FOOT SETBACK FROM THE WEST PROPERTY LINE WHERE RESIDENTIAL ADJACENCY STANDARDS REQUIRE A FIVE-FOOT SETBACK on 0.16 acres at 222 South Bruce Street (APN 139-35-413-100), R-1 (Single Family Residential) Zone [PROPOSED: P-R (Professional Office and Parking)]. The Notice of Final Action was filed with the Las Vegas City Clerk on September 2, 2010. This approval is subject to:

Planning and Development

1. Approval of General Plan Amendment (GPA-37567) and Rezoning (ZON-37568), and approval of and conformance to the Conditions of Approval for Variance (VAR-37570) and Site Development Plan Review (SDR-37569) shall be required, if approved.
2. This approval shall be void one year from the date of final approval, unless a final inspection has been approved. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. Prior to occupancy, all necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Building and Safety Department.
4. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Sincerely,

Leán Coleman
Deputy City Clerk II for
Beverly K. Bridges, MMC, City Clerk

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SEP - 8 2011

CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

cc: See Attached List

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FM-0044-08-09

EOT-43092

Ms. Judith Pena
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cc: Mr. Kelvin Haywood
KME Architects
231 West Charleston Boulevard, Suite #140
Las Vegas, Nevada 89102

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