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December 12, 2007

Mr. Bradley Hofland, President
Wayward Properties, Inc.
4495 South Pecos Road, Suite A
Las Vegas, Nevada 89121

RE: VAR-19609 - VARIANCE
CITY COUNCIL MEETING OF OCTOBER 17, 2007
RELATED TO ZON-18923, VAR-18924 AND SDR-18925

Dear Mr. Hofland:

The City Council at a regular meeting held October 17, 2007 APPROVED the request for a Variance TO ALLOW A 50 FOOT LOT WIDTH WHERE 60 FEET IS THE MINIMUM LOT WIDTH REQUIRED, A FOUR-FOOT SIDE YARD SETBACK WHERE FIVE FEET IS THE MINIMUM REQUIRED, AND A 17 FOOT FRONT YARD SETBACK WHERE 20 FEET IS THE MINIMUM REQUIRED FOR A PROPOSED TWO STORY, 3,218 SQUARE-FOOT OFFICE BUILDING on 0.16 acres at 514 South Seventh Street (APN 139-34-710-024), R-1 (Single Family Residential) Zone [PROPOSED: P-R (Professional Office and Parking) Zone]. NOTE: THIS ITEM HAS BEEN AMENDED FROM 3,218 SQUARE FEET TO 3,299 SQUARE FEET AND REMOVE THE VARIANCE REQUEST FOR A FRONT YARD SETBACK. The Notice of Final Action was filed with the Las Vegas City Clerk on October 18, 2007. This approval is subject to:

Added Condition

- A. No front yard variance is approved.

Planning & Development

1. Conformance to the conditions for Rezoning (ZON-18923), Variance (VAR-18924) and Site Development Plan Review (SDR-18925) 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,

Angela Colli
Angela Colli
Deputy City Clerk II for
Beverly K. Bridges, CMC, City Clerk

Margo Wheeler

Margo Wheeler, AICP
Director
Planning and Development Department

cc: See Attached List

EOT-43378



Mr. Bradley Hofland
VAR-19609 – Page Two
December 12, 2007

cc: Planning and Development Dept.
Development Coordination-DPW
Dept. of Fire Services

Mr. George Rogers
6325 South Jones Boulevard, Suite #100
Las Vegas, Nevada 89118

EOT-43378