



062299

June 16, 2006

LAS VEGAS CITY COUNCIL

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DOUGLAS A. SELBY
CITY MANAGER

Mr. Larry Davis
Urban Lofts XIV, Limited
4512 Montrose Boulevard
Houston, Texas 77006

RE: VAR-11723 – VARIANCE
CITY COUNCIL MEETING OF APRIL 19, 2006
RELATED TO ZON-11718, WVR-12176 AND SDR-11728

Dear Mr. Davis:

The City Council at a regular meeting held April 19, 2006 APPROVED the request for a Variance TO ALLOW 11,627 SQUARE FEET OF OPEN SPACE WHERE 61,079 SQUARE FEET IS THE MINIMUM AMOUNT OF OPEN SPACE REQUIRED on 6.07 gross acres at the northwest corner of 25th Street and Charleston Boulevard (APN 139-35-815-002), C-2 (General Commercial) Zone [PROPOSED: R-PD14 (Residential Planned Development - 14 Units Per Acre) Zone]. The Notice of Final Action was filed with the Las Vegas City Clerk on April 20, 2006. This approval is subject to:

Planning and Development

1. The approval is for 18,715 square feet of open space where 56,715 is required.
2. The subject Site Development Plan is contingent upon approval of a General Plan Amendment (GPA-9219) to Mixed Use land use designation, Rezoning (ZON-11718) to a R-PD13 Zoning District, Site Development Plan Review (SDR-11728), Waiver (WVR-12176), and Vacation (VAC-11717) approved by the City Council.
3. This Variance shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City of Las Vegas.
4. In lieu of compliance with the open space requirements of Municipal Code 19.06.040, the developer will be allowed to make a contribution To Whom It May Concern: the City of Las Vegas Parks CIP Fund in the amount of \$50,000 to be utilized by the City Council for improvements to existing public parks nearby. This contribution must be made to Land Development prior to approval of a Final Map; otherwise the developer is still required to comply with the Open Space requirement in accordance with Title 19 of the Las Vegas Municipal Code.

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LAS VEGAS, NEVADA 89101

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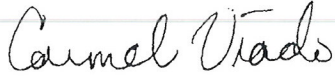
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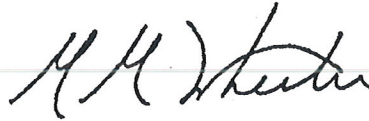
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Sincerely,



Carmel Viado
Deputy City Clerk I for
Barbara Jo Ronemus, City Clerk



Margo Wheeler
Director
Planning and Development Department

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

Ms. Trinity Schlottman
Interurban Construction, LLC
1700 East Desert Inn Road, Suite #202
Las Vegas, Nevada 89109

Mr. James Lopez
Ms. Amanda Stone
JPL Engineering, Inc.
8620 South Eastern Avenue, Suite #8
Las Vegas, Nevada 89123



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