



April 4, 2008

LAS VEGAS CITY COUNCIL

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DOUGLAS A. SELBY
CITY MANAGER

Mr. Fred Lessman
SF Investments, LLC
4366 West Cheyenne Avenue
Las Vegas, Nevada 89032

RE: VAR-26228 - VARIANCE
CITY COUNCIL MEETING OF APRIL 2, 2008
RELATED TO GPA-25892, ZON-25893 AND SDR-25894

Dear Mr. Lessman:

The City Council at a regular meeting held April 2, 2008 APPROVED the request for a Variance TO ALLOW A RESIDENTIAL ADJACENCY SETBACK OF 20 FEET WHERE 91 FEET IS REQUIRED AT THE SOUTHEAST PROPERTY LINE FOR A 248 UNIT APARTMENT COMPLEX on 11.45 acres at the southeast corner of Lone Mountain Road and U.S. 95 (APNs 138-03-510-001 through 003, 023, 024, 025 and 031), U (Undeveloped) Zone [PROPOSED: R-3 (Medium Density Residential) and R-E (Residence Estates) Zone [PROPOSED: R-3 (Medium Density Residential)]. NOTE: THE R-E (RESIDENCE ESTATES) PORTION OF THIS APPLICATION IS UNDER RESOLUTION OF INTENT TO R-PD10 (RESIDENTIAL PLANNED DEVELOPMENT - 10 UNITS PER ACRE) AND TO ALLOW A RESIDENTIAL ADJACENCY SETBACK OF 70 FEET WHERE 91 FEET IS REQUIRED AT THE SOUTHEAST PROPERTY LINE. The Notice of Final Action was filed with the Las Vegas City Clerk on April 3, 2008.

This approval is subject to:

Planning & Development

1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-25893), Site Development Plan Review (SDR-25894) shall be required.
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,

Lean Coleman
Deputy City Clerk II for
Beverly K. Bridges, CMC, City Clerk

cc: See Attached List

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

Mr. Mickey Stratton
Sterling S. Development
5365 Cameron Street
Las Vegas, Nevada 89118

Mr. Bill Roberts
2524 Dornoch Lane
Henderson, Nevada 89044