



March 21, 2008

LAS VEGAS CITY COUNCIL

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CITY MANAGER

Mr. Faramarz Yousefzadeh  
Pecos Partners  
Box 49272  
Los Angeles, California 90049-0272

RE: VAR-25988 - VARIANCE  
CITY COUNCIL MEETING OF MARCH 19, 2008  
RELATED TO SDR-25991

Dear Mr. Yousefzadeh:

The City Council at a regular meeting held March 19, 2008 APPROVED the request for a Variance TO ALLOW A RESIDENTIAL ADJACENCY SETBACK OF 58.5 FEET WHERE 66 FEET IS REQUIRED FOR A PROPOSED 7,250 SQUARE-FOOT GENERAL RETAIL DEVELOPMENT on 2.57 acres on the south side of Owens Avenue, approximately 245 feet west of Pecos Road (APN 139-25-516-002), C-1 (Limited Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on March 20, 2008. This approval is subject to:

Planning & Development

1. Approval of and conformance to the Conditions of Approval for and Site Development Plan Review (SDR-25991) 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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Mr. Faramarz Yousefzadeh  
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cc: Planning and Development Dept.  
Development Coordination-DPW  
Dept. of Fire Services

Mr. Yaniv Efrain  
Pecos Partners, LLC  
P.O. Box 530174  
Henderson, Nevada 89053

Ms. Sue Gray  
Perlman Design Group  
2230 Corporate Circle, Suite #200  
Henderson, Nevada 89074