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February 7, 2008

Mr. Craig Kenny
723 South 7th Street
Las Vegas, Nevada 89101

RE: VAR-25345 - VARIANCE
CITY COUNCIL MEETING OF FEBRUARY 6, 2008
RELATED TO ZON-25342, ZON-25678, VAR-25344 AND SDR-25343

Dear Mr. Kenny:

The City Council at a regular meeting held February 6, 2008 APPROVED the request for a Variance TO ALLOW A BUILDING HEIGHT OF FOUR STORIES WHERE TWO STORIES IS ALLOWED FOR A PROPOSED 22,400 SQUARE-FOOT OFFICE BUILDING on 0.47 acres at the southeast corner of Clark Avenue and 8th Street (APNs 139-34-710-054, 055, and 056), R-1 (Single Family Residential) Zone [PROPOSED: P-R (Professional Office and Parking) Zone]. The Notice of Final Action was filed with the Las Vegas City Clerk on February 7, 2008. This approval is subject to:

Planning & Development

1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-25342), Variance (VAR-25344) and Site Development Plan Review (SDR-25343) shall be required.
2. This approval permits a deviation from Title 19.08.050 development standards for a P-R (Professional Office and Parking) zoning district to allow a building height of four stories (73 feet) where a height of two stories or 35 feet would otherwise be the maximum allowed.
3. 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. David Ellerston
JAWA Studios
103 East Charleston Boulevard
Las Vegas, Nevada 89104