



LAS VEGAS CITY COUNCIL

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CITY MANAGER



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,

A handwritten signature in cursive script that reads "Lean Coleman".

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

cc: See Attached List

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Mr. Craig Kenny
VAR-25345 – Page Two
February 7, 2008

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