



LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

LARRY BROWN
STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW

DOUGLAS A. SELBY
CITY MANAGER



February 8, 2008

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

RE: VAR-25344 - VARIANCE
CITY COUNCIL MEETING OF FEBRUARY 6, 2008
RELATED TO ZON-25342, ZON-25678, VAR-25345 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 46 PARKING SPACES WHERE 75 SPACES ARE REQUIRED FOR A PROPOSED 22,400 SQUARE-FOOT, FOUR-STORY OFFICE BUILDING AND OFF-SITE PARKING LOT on 0.47 acres at the southeast corner of Clark Avenue and 8th Street and on 0.15 acres adjacent to the east side of 8th Street, approximately 50 feet north of Bonneville Avenue (APNs 139-34-710-054, 055, 056 and 139-34-810-052), 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 and ZON-25678), Variance (VAR-25345) and Site Development Plan Review (SDR-25343) shall be required.
2. This approval permits a deviation from LVMC Title 19 parking requirements to allow 32 on-site parking spaces and 14 off-site parking spaces where 75 parking spaces would otherwise be required.
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

CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

Mr. Craig Kenny
VAR-25344 – Page Two
February 8, 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