



October 19, 2007

LAS VEGAS CITY COUNCIL

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CITY MANAGER



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

RE: VAR-23585 - VARIANCE
CITY COUNCIL MEETING OF OCTOBER 17, 2007
RELATED TO VAR-23588, SUP-23593 AND SDR-23581

Dear Mr. Efraim:

The City Council at a regular meeting held October 17, 2007 APPROVED the request for a Variance TO ALLOW A 50-FOOT RESIDENTIAL ADJACENCY SETBACK WHERE 73 FEET IS THE MINIMUM REQUIRED on 2.57 acres adjacent to the south side of Owens Avenue, approximately 295 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 October 18, 2007. This approval is subject to:

Planning & Development

1. Conformance to the conditions for Site Development Plan Review (SDR-23581), and Variance (VAR-23588), Special Use Permit (SUP-23593) if approved.
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,

Angela Crolli
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. John Hardy
Drake Real Estate Services
496 South Broadway
Denver, Colorado 80209

Leni Skaar
Bradshaw & Associates
3753 Howard Hughes Parkway, Suite #200
Las Vegas, Nevada 89169