



December 12, 2007

LAS VEGAS CITY COUNCIL

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DOUGLAS A. SELBY  
CITY MANAGER

Mr. Bradley Hofland, President  
Wayward Properties, Inc.  
4495 South Pecos Road, Suite A  
Las Vegas, Nevada 89121

RE: VAR-19609 - VARIANCE  
CITY COUNCIL MEETING OF OCTOBER 17, 2007  
RELATED TO ZON-18923, VAR-18924 AND SDR-18925

Dear Mr. Hofland:

The City Council at a regular meeting held October 17, 2007 APPROVED the request for a Variance TO ALLOW A 50 FOOT LOT WIDTH WHERE 60 FEET IS THE MINIMUM LOT WIDTH REQUIRED, A FOUR-FOOT SIDE YARD SETBACK WHERE FIVE FEET IS THE MINIMUM REQUIRED, AND A 17 FOOT FRONT YARD SETBACK WHERE 20 FEET IS THE MINIMUM REQUIRED FOR A PROPOSED TWO STORY, 3,218 SQUARE-FOOT OFFICE BUILDING on 0.16 acres at 514 South Seventh Street (APN 139-34-710-024), R-1 (Single Family Residential) Zone [PROPOSED: P-R (Professional Office and Parking) Zone]. NOTE: THIS ITEM HAS BEEN AMENDED FROM 3,218 SQUARE FEET TO 3,299 SQUARE FEET AND REMOVE THE VARIANCE REQUEST FOR A FRONT YARD SETBACK. The Notice of Final Action was filed with the Las Vegas City Clerk on October 18, 2007. This approval is subject to:

Added Condition

- A. No front yard variance is approved.

Planning & Development

1. Conformance to the conditions for Rezoning (ZON-18923), Variance (VAR-18924) and Site Development Plan Review (SDR-18925) 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 Colli*

Angela Colli  
Deputy City Clerk II for  
Beverly K. Bridges, CMC, City Clerk

*Margo Wheeler*

Margo Wheeler, AICP  
Director  
Planning and Development Department

cc: See Attached List



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cc: Planning and Development Dept.  
Development Coordination-DPW  
Dept. of Fire Services

Mr. George Rogers  
6325 South Jones Boulevard, Suite #100  
Las Vegas, Nevada 89118