



August 17, 2007

LAS VEGAS CITY COUNCIL

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MAYOR

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MAYOR PRO TEM

LARRY BROWN
STEVE WOLFSON
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RICKI Y. BARLOW

DOUGLAS A. SELBY
CITY MANAGER

Mr. Randy Bishop
Cloudbreak Las Vegas, LLC
733 South Hindry Avenue
Inglewood, California 90301

RE: VAR-19665 - VARIANCE
CITY COUNCIL MEETING OF AUGUST 15, 2007
RELATED TO ZON-21991, WVR-19668, VAR-19666, SUP-19661,
SUP-20052, SUP-20822, VAC-19669 AND SDR-19659

Dear Mr. Bishop:

The City Council at a regular meeting held August 15, 2007 APPROVED the request for a Variance TO ALLOW A TEN FOOT SETBACK FROM A PRIMARY ARTERIAL STREET WHERE 44 FEET IS THE MINIMUM SETBACK REQUIRED; TO ALLOW A FRONT YARD SETBACK OF TEN FEET WHERE 20 FEET IS REQUIRED AND A SIDE YARD SETBACK OF 8.5 FEET WHERE 10 FEET IS REQUIRED; TO ALLOW A RESIDENTIAL ADJACENCY SETBACK OF 66.42 FEET TO THE FOURTH FLOOR WHERE 127.5 FEET IS THE MINIMUM SETBACK REQUIRED ON THE NORTH SIDE OF THE PROPERTY FOR A PROPOSED EXPANSION OF AN EXISTING MULTI-FAMILY RESIDENTIAL/SINGLE ROOM OCCUPANCY ESTABLISHMENT on 2.77 acres at 525 East Bonanza Road and 602 Encanto Drive (APNs 139-27-805-003 and 139-27-812-017), C-2 (General Commercial) and R-1 (Single Family Residential) Zones [PROPOSED: C-2 (General Commercial)]. The Notice of Final Action was filed with the Las Vegas City Clerk on August 16, 2007. This approval is subject to:

Planning & Development

1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-21991), Waiver (WVR-19668), Variance (VAR-19666), Special Use Permit (SUP-19661), Special Use Permit (SUP-20052), Vacation (VAC-19669) and Site Development Plan Review (SDR-19659) shall be required.

CITY OF LAS VEGAS
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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: Planning and Development Dept.
Development Coordination-DPW
Dept. of Fire Services

Ms. Sue Gray
Perlman Design Group
2230 Corporate Circle, Suite #200
Henderson, Nevada 89074