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CITY MANAGER



092270

May 18, 2007

Mr. Shon Finch  
Fairfield Hualapai, LLC  
5510 Morehouse Drive, suite #200  
San Diego, California 92121

RE: VAR-18090 - VARIANCE  
CITY COUNCIL MEETING OF MAY 16, 2007  
RELATED TO SDR-18031

Dear Mr. Finch:

The City Council at a regular meeting held May 16, 2007 APPROVED the request for a Variance of the CLIFF'S EDGE MASTER DEVELOPMENT PLAN AND DESIGN GUIDELINES SECTION 3.2.1 TO ALLOW A BALCONY TO BALCONY SEPARATION OF 24 FEET WHERE 30 FEET IS REQUIRED AND TO ALLOW A SETBACK OF TWO FEET FROM A LIVING AREA, PORCH, STOOP, AND SIDEWALK WHERE TEN FEET IS REQUIRED on a portion of 15.69 acres at the southwest corner of Hualapai Way and Elkhorn Road (APN 126-24-510-003), PD (Planned Development) Zone [VC (Village Commercial) Cliff's Edge Special Land Use Designation]. The Notice of Final Action was filed with the Las Vegas City Clerk on May 17, 2007. This approval is subject to:

Planning & Development

1. Conformance to the Conditions of Approval for Rezoning (ZON-1520 and ZON-2184) shall be required.
2. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-18031) shall 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.

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

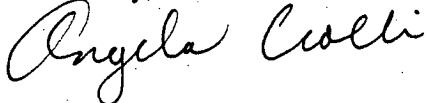
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TDD 702.386.9108  
www.lasvegasnevada.gov



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4. The only variance being granted here is for setback.

Sincerely,



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

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

Mr. Jason Kepple  
VTN Nevada  
2727 South Rainbow Boulevard  
Las Vegas, Nevada 89146