



April 20, 2007

Mr. Andre Rochat  
3941 Royal Viking Way  
Las Vegas, Nevada 89121

LAS VEGAS CITY COUNCIL

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DOUGLAS A. SELBY  
CITY MANAGER

RE: VAR-20139 - VARIANCE  
CITY COUNCIL MEETING OF APRIL 18, 2007  
RELATED TO ZON-19616 AND SDR-19614

Dear Mr. Rochat:

The City Council at a regular meeting held April 18, 2007 APPROVED the request for a Variance TO ALLOW 11 PARKING SPACES WHERE 72 PARKING SPACES ARE THE MINIMUM REQUIRED on 0.33 acres at 401-403 South Sixth Street (APNs 139-34-710-007 and 008), R-4 (High Density Residential) Zone [PROPOSED: C-1 (Limited Commercial) Zone]. The Notice of Final Action was filed with the Las Vegas City Clerk on April 19, 2007. This approval is subject to:

Planning & Development

1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-19616), and Site Development Plan Review (SDR-19614) shall be required.
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,

Ydoleena Yturraide  
Deputy City Clerk II for  
Beverly K. Bridges, CMC, Acting City Clerk

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

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