



April 20, 2007

Mr. Bayron Rosales
LaFeria Investments Properties
3851 Pennwood Avenue, Suite B-26
Las Vegas, Nevada 89102

LAS VEGAS CITY COUNCIL

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MAYOR

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INTERIM

DOUGLAS A. SELBY
CITY MANAGER

RE: VAR-18625 - VARIANCE
CITY COUNCIL MEETING OF APRIL 18, 2007
RELATED TO SDR-19214

Dear Mr. Rosales:

The City Council at a regular meeting held April 18, 2007 APPROVED the request for a Variance TO ALLOW 39 PARKING SPACES WHERE 95 PARKING SPACES ARE THE MINIMUM REQUIRED on 2.33 acres at 3851 Pennwood Avenue (APNs 162-07-702-002 and 003), M (Industrial) 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. Conformance to the Conditions of Approval for Rezoning (Z-0017-72) shall be required, except as amended herein.
2. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-19214) shall be required.
3. This approval shall be void one year from the date of final approval, unless a business license has been issued to conduct the activity, if required, or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.

Sincerely,

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

cc: See Attached List

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

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

Mr. John Berry
4550 West Sahara Avenue, Suite #2130
Las Vegas, Nevada 89102
