



066186



February 21, 2007

Mr. Nolan Carl
Stratus Construction
113 New York Avenue
Las Vegas, Nevada 89123

RE: VAR-16165 - VARIANCE
CITY COUNCIL MEETING OF JANUARY 17, 2007

Dear Mr. Carl:

The City Council at a regular meeting held January 17, 2007 APPROVED the request for a Variance TO ALLOW 7 PARKING SPACES WHERE 13 PARKING SPACES ARE THE MINIMUM REQUIRED on 0.19 acres at 505 South Decatur Boulevard (APN 139-31-310-133), P-R (Professional Office and Parking) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on January 18, 2007. This approval is subject to:

Added Conditions

- A. A landscape plan shall be submitted and approved by the Planning and Development Department staff prior to the time application is made for a building permit, depicting current landscape planters adjacent to the parking spaces located along the southern property line of the site. The landscape planters are to contain a minimum of two, 24-inch box trees and a minimum of four, five-gallon shrubs for each tree provided within the planters.
- B. A permanent underground sprinkler system shall be installed in all landscape areas as required by the City of Las Vegas and shall be permanently maintained in a satisfactory manner.

Planning and Development

- 1. 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.

LAS VEGAS CITY COUNCIL

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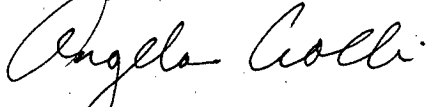
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CLV 7009



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2. This approval shall be reviewed in six months at a public hearing before the Planning Commission.

Sincerely,



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



M. Margo Wheeler, AICP
Director
Planning and Development Department

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

Dr. Yong H. Jung
3841 West Charleston Boulevard
Las Vegas, Nevada 89102
