



064097

September 21, 2006

Ms. Eva Mazarella  
408 South Seventh Street  
Las Vegas, Nevada 89101

LAS VEGAS CITY COUNCIL

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DOUGLAS A. SELBY  
CITY MANAGER

RE: VAR-15048 - VARIANCE  
CITY COUNCIL MEETING OF SEPTEMBER 20, 2006  
RELATED TO ZON-15045, VAR-15049, VAR-15596 AND SDR-15043

Dear Applicant:

The City Council at a regular meeting held September 20, 2006 APPROVED the request for a Variance TO ALLOW 55 PERCENT LOT COVERAGE WHERE 50 PERCENT IS THE MAXIMUM LOT COVERAGE ALLOWED on 0.64 acres at the southwest corner of Seventh Street and Chef Andre Rochat Place (APNs 139-34-710-030 through 033), R-3 (Medium Density Residential) Zone and R-3 (Medium Density Residential) Zone under Resolution of Intent to P-R (Professional Office and Parking) Zone [PROPOSED: C-1 (Limited Commercial) Zone]. The Notice of Final Action was filed with the Las Vegas City Clerk on September 21, 2006. This approval is subject to:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-15045), Variance (VAR-15049), Variance (VAR-15596) and Site Development Plan Review (SDR-15043) 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,

Angela Crolli  
Deputy City Clerk II for  
Barbara Jo Ronemus, City Clerk

cc: See Attached List

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18112-001-06-05  
CLV 7009



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

Ms. Jennifer Lazovich  
KKBR&F  
3800 Howard Hughes Parkway, 7<sup>th</sup> Floor  
Las Vegas, Nevada 89169