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CITY MANAGER



064095

September 21, 2006

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

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

Dear Applicant:

The City Council at a regular meeting held September 20, 2006 APPROVED the request for a Variance TO ALLOW A FRONT YARD SETBACK OF 10 FEET WHERE 20 FEET IS THE MINIMUM SETBACK REQUIRED AND TO ALLOW A CORNER SIDE SETBACK OF SIX FEET WHERE 15 FEET IS THE MINIMUM SETBACK REQUIRED 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-15048), Variance (VAR-15049) 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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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, 7th Floor
Las Vegas, Nevada 89169