



063762



September 7, 2006

Mr. Christopher Shelton
AAMax Enterprises, LLC
4350 Sunset, Suite #201
Henderson, Nevada 89014

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

LARRY BROWN
LAWRENCE WEEKLY
STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS

DOUGLAS A. SELBY
CITY MANAGER

RE: VAR-14355 - VARIANCE
CITY COUNCIL MEETING OF SEPTEMBER 6, 2006
RELATED TO VAR-13881, SUP-13882, SUP-13884 AND SDR-13880

Dear Applicant:

The City Council at a regular meeting held September 6, 2006 APPROVED the request for a Variance TO ALLOW A 20-FOOT RESIDENTIAL ADJACENCY SETBACK WHERE 70.75 FEET IS REQUIRED FOR A PROPOSED 30,904 SQUARE FOOT RETAIL CENTER on 2.07 acres on the east side of Eastern Avenue, approximately 153 feet north of Mesquite Avenue (APN 139-36-110-002 and 003), C-1 (Limited Commercial) Zone and R-E (Residence Estates) Zone under Resolution of Intent to C-1 (Limited Commercial). The Notice of Final Action was filed with the Las Vegas City Clerk on September 7, 2006. This approval is subject to:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-13880), Variance (VAR-13881), and Special Use Permits (SUP-13877, SUP-13884, and SUP-13882 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,

Carmel Viado
Deputy City Clerk I for
Barbara Jo Ronemus, City Clerk

cc: See Attached List

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

VOICE 702.229.6011

TTY 702.386.9108

www.lasvegasnevada.gov

18112-001-06-05
CLV 7009



Mr. Christopher Shelton
VAR-14355 – Page Two
September 7, 2006

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

Mr. John Lopeman
Ethos Three Architecture
11145 South Eastern Avenue, Suite #130
Henderson, Nevada 89052