



063762



September 7, 2006

LAS VEGAS CITY COUNCIL

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DOUGLAS A. SELBY
CITY MANAGER

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

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

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CLV 7009



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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