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063454

August 18, 2006

Mr. Michael Talbot
TMF Investments, LLC, et al
1048 Irvine Avenue, Ste 643
Newport Beach, California 92660

RE: VAR-12318 – VARIANCE
CITY COUNCIL MEETING OF AUGUST 16, 2006
RELATED TO SDR-12316

Dear Applicant:

The City Council at a regular meeting held August 16, 2006 APPROVED the request for a variance TO ALLOW A RESIDENTIAL ADJACENCY SETBACK OF 20 FEET WHERE A 105-FOOT SETBACK IS THE MINIMUM SETBACK REQUIRED AND TO ALLOW THREE STORIES WHERE A MAXIMUM OF TWO STORIES IS ALLOWED on 10.53 acres adjacent to the west side of Decatur Boulevard between Madre Mesa Drive and Roberta Lane (APNs 138-13-701-023, 045, 050 and 057), R-E (Residence Estates) Zone, U (Undeveloped) Zone [M (Medium Density Residential) Master Plan Designation], and U (Undeveloped) Zone [SC (Service Commercial) Master Plan Designation] under Resolution of Intent to C-1 (Limited Commercial) Zone [PROPOSED: R-3 (Medium Density Residential) Zone]. The Notice of Final Action was filed with the Las Vegas City Clerk on August 17, 2006. This approval is subject to:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-12312) and Site Development Plan Review (SDR-12316) 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.
3. The variance shall be for residential adjacency only.

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18112-001-06-05
CLV 7009



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4. The mezzanine level shall conform to Sections 501 and 505 of the 2003 International Building Code.

Sincerely,



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

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

Mr. David Turner
Baughman & Turner, Inc.
1210 Hinson Street
Las Vegas, Nevada 89102