



0619815



May 26, 2006

Mr. Frank Pankratz
Executive Home Builders
9755 West Charleston Boulevard
Las Vegas, Nevada 89117

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

LARRY BROWN
LAWRENCE WEEKLY

STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS

RE: VAR-10773 – VARIANCE
CITY COUNCIL MEETING OF APRIL 19, 2006
RELATED TO SDR-10770

DOUGLAS A. SELBY
CITY MANAGER

Dear Mr. Pankratz:

The City Council at a regular meeting held April 19, 2006 APPROVED the request for a Variance TO ALLOW 3,225 PARKING SPACES WHERE 3,540 SPACES IS THE MINIMUM NUMBER OF PARKING SPACES REQUIRED FOR A PROPOSED MIXED-USE DEVELOPMENT on 28.69 acres 8750 Alta Drive (APN 138-32-601-003), U (Undeveloped) Zone [GC (General Commercial) Master Plan Designation] under Resolution of Intent to C-2 (General Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on April 20, 2006. This approval is subject to:

Planning and Development

1. Eighteen months from the date of certificate of occupancy of the first use, a parking study shall be conducted at the applicant's expense by a certified traffic engineer for review by the City Council.
2. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-10770).
3. This Variance shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City of Las Vegas.
4. All requirements for Valet Parking Plan shall be met subject to Subsection 19.04.040 of the Zoning Ordinance, subject to administrative review and approval by the Planning and Development Department.

Sincerely,

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

Margo Wheeler
Margo Wheeler
Director
Planning and Development Department

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

cc: See Attached List

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

Mr. Neil Breen
JMA Architecture Studios
10190 Covington Cross Drive
Las Vegas, Nevada 89144

Mr. Greg Borgel
Moreno & Associates
300 South Fourth Street, Suite #1500
Las Vegas, Nevada 89101