



053024

March 22, 2005

Mr. David Koerber
Building the American Dream Corporation
2400 North Tenaya Way
Las Vegas, Nevada 89128

LAS VEGAS CITY COUNCIL

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CITY MANAGER

RE: VAR-5227 – VARIANCE
CITY COUNCIL MEETING OF JANUARY 5, 2005

Dear Mr. Koerber:

The City Council at a regular meeting held January 5, 2005 APPROVED the Appeal filed by the Applicant from the Denial by the Planning Commission of a request for a Variance TO ALLOW A 25-FOOT FRONT YARD SETBACK WHERE 30 FEET IS REQUIRED AND TO ALLOW A 25-FOOT REAR YARD SETBACK WHERE 35 FEET IS REQUIRED on 10.25 acres adjacent to the northeast corner of Maggie Avenue and Coke Street (APN 125-09-501-003), U (Undeveloped) Zone [RE (Rural Estates) General Plan Designation].

The City Council granted the Appeal; thereby APPROVING the Variance. The Notice of Final Action was filed with the Las Vegas City Clerk on January 6, 2005. This approval is subject to:

Planning and Development

1. This variance shall not apply to the rear yard setback on Lot #1, located adjacent to the Maggie alignment at the east side of the site.
2. 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 Council.
3. Conformance to the Conditions of Approval for Special Use Permit SUP-4558.

Sincerely,

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

M. Margo Wheeler, AICP
Director
Planning and Development Department

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

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

VOICE 702.229.6011
TTY 702.386.9108

www.lasvegasnevada.gov
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