



049240

August 31, 2004

Mr. Paul Hummer
Coke Maggie, Limited Liability Company
7550 West Alexander Road
Las Vegas, Nevada 89129

RE: VAR-3902 - VARIANCE
CITY COUNCIL MEETING OF JUNE 16, 2004

Dear Mr. Hummer:

The City Council at a regular meeting held June 16, 2004 considered the Appeal filed by the applicant from the Denial by the Planning Commission of a request for a Variance TO ALLOW 25 FOOT FRONT SETBACKS WHERE 30 FEET IS THE MINIMUM SETBACK REQUIRED AND TO ALLOW 25 FOOT REAR SETBACKS WHERE 35 FEET IS THE MINIMUM SETBACK REQUIRED on 9.46 acres on the northwest corner of Maggie Avenue and Coke Street (APN: 125-09-501-002), R-E (Residence Estates) Zone.

The City Council granted the Appeal, thereby APPROVING the Variance. The Notice of Final Action was filed with the Las Vegas City Clerk on June 17, 2004. This approval is subject to:

Planning and Development

1. Submit an application and obtain City Council approval for a Review of Condition of Condition #8 of TMP-1179 "Coke and Conough" residential subdivision to allow the deferral of required sidewalk and streetlight improvements. Appropriate encroachment agreements and/or covenants for all deferred improvements will be required.
2. A four-foot high white PVC rail fence shall be installed along the length of the northern and western drainage easement adjacent to the Floyd Lamb State Park.
3. Conformance to the Conditions of Approval for Tentative Map (TMP-1179), except as amended by conditions herein.

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

LARRY BROWN
LAWRENCE WEEKLY
MICHAEL MACK
JANET MONCRIEF
STEVE WOLFSON

DOUGLAS A. SELBY
CITY MANAGER

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

VOICE 702.229.6011
TDD 702.386.9108
www.lasvegasnevada.gov
18112-001-6/04



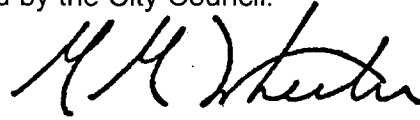
Mr. Paul Hummer
VAR-3902 – Page Two
August 31, 2004

4. 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.

Sincerely,



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



M. Margo Wheeler, AICP
Deputy Director
Planning and Development Department

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