



047260



June 3, 2004

Mr. Andy Fonfa
ABF, Inc.
3135 Industrial Road, Suite 216
Las Vegas, Nevada 89109

RE: EXTENSION OF TIME - VARIANCE - EOT-4349
CITY COUNCIL MEETING OF JUNE 2, 2004

Dear Applicant:

The City Council at a regular meeting held June 2, 2004 APPROVED the request for an ~~Extension of Time of an approved Variance (V-0027-02) TO ALLOW A PROPOSED~~ PARKING GARAGE TO BE CONSTRUCTED ZERO FEET FROM THE REAR PROPERTY LINE WHERE 20 FEET IS THE MINIMUM SETBACK REQUIRED; AND TO ALLOW A 12-FOOT TALL WALL ALONG THE WEST AND NORTH PROPERTY LINES WHERE SIX FEET IS THE MAXIMUM HEIGHT PERMITTED at 200 West Sahara Avenue (APN: 162-04-811-027 and 162-04-812-001), R-3 (Medium Density Residential) and R-4 (High Density Residential) Zones under Resolution of Intent to C-2 (General Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on June 3, 2004. This approval is subject to:

Planning and Development

1. This Extension of Time will expire on June 5, 2006 unless another Extension of Time is approved by the City Council.
2. Conformance to the conditions of approval for Variance (V-0027-02) and all other subsequent site related actions as required by the Planning and Development Department and the Department of Public Works.

Sincerely,

Stacey Campbell
Deputy City Clerk I for
Barbara Jo Ronemus, City Clerk

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

Mr. Greg Borgel
300 South Fourth Street, #1500
Las Vegas, Nevada 89101

Mr. Steven Fink
ABF, Inc.
3135 Industrial Road, Suite 216
Las Vegas, Nevada 89109

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