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fib

March 10, 2004

Dr. Firooz Mashood
Nish Investment Company, Limited Liability Company
2801 West Charleston Boulevard, Suite #200
Las Vegas, Nevada 89102

RE: VAR-3291 - VARIANCE
CITY COUNCIL MEETING OF JANUARY 7, 2004
Related to SDR-3289

Dear Dr. Mashood:

The City Council at a regular meeting held January 7, 2004 APPROVED the request for a Variance to allow 84 parking spaces where 115 parking spaces are required and to allow a 66-foot setback where Residential Adjacency Standards require a 75-foot setback FOR A PROPOSED TWO-STORY, 20,410 SQUARE FOOT MEDICAL OFFICE BUILDING on 1.09 acres adjacent to the southeast corner of Charleston Boulevard and Cahlan Drive (APN: 162-05-512-001 and 003), C-D (Designed Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on January 8, 2004. This approval is subject to:

Planning and Development

1. To provide a minimum of 90 parking spaces where 115 are required.
2. A one-year review regarding the parking shall commence at the time of the Certificate of Occupancy. At the end of one year, if parking has proven to be an issue, the applicant shall meet with the Planning and Development Department to discuss alternatives, which shall set for review at City Council.
3. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-3289).
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

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

M. Margo Wheeler

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

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

cc: See Attached List

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

Mr. Michael Singer
LND Construction
3867 S. Valley View Blvd, Ste #11
Las Vegas, Nevada 89103

Mr. Michael Kaplan
BNM Development, LLC
601 South Rancho Drive
Las Vegas, Nevada 89106